



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£199,950 Share of Freehold**

**Flat 4 Grange Court 43 Elmer Road  
 Middleton on Sea, Bognor Regis, PO22 6ER**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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Middleton-on-Sea has much to offer. A good array of local shopping facilities, including Post Office, Butchers, Hardware Store and a even renowned Chippy !! Then there is the proximity to the Beach, the Health Centre and the popular Sports Club. For more comprehensive facilities, Bognor Regis lies some 3 miles to the west with main line railway station plus major retailers. Amidst all of these points of interest is this **PURPOSE BUILT GROUND FLOOR ONE BEDROOM FLAT**. Built some 30 years ago by local builders Rabgrange Ltd, the block features allocated and visitor parking, plus lift facilities to all floors. Heating is by means of a **gas fired boiler** whilst the windows have been double glazed in uPVC frames. Surprisingly spacious, the flat has been well maintained over the years and features **modern Kitchen and shower room**. If you like the idea of village life, with all the trimmings, why not contact **May's** for an appointment to view. A great starter home, or perhaps as an investment opportunity.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL:

Entry phone system.

### PRIVATE HALL:

Storage cupboard.

### LIVING ROOM: 14' 9" x 13' 0" (4.49m x 3.96m)

Double glazed sliding doors to private patio and communal gardens; TV aerial point; radiator.

### KITCHEN: 10' 4" x 7' 1" (3.15m x 2.16m)

(max meas over units). Range of floor standing drawer and cupboard units with worktop above and

matching wall mounted cabinets over; tiled splash backs; inset stainless steel sink; integrated eye level double electric oven; 4 burner induction hob; integrated fridge freezer; wall mounted gas fired boiler providing central heating and domestic hot water; space and plumbing for automatic washing machine; radiator.

### BEDROOM: 16' 4" x 10' 0" (4.97m x 3.05m)

Radiator.

### SHOWER ROOM/ W.C.

re-fitted having fully tiled walls; glazed cubicle with independent shower mixer; wash basin inset in vanity unit; illuminated mirror; W.C.; ladder style heated towel rail.

## OUTSIDE & GENERAL

### GARDENS:

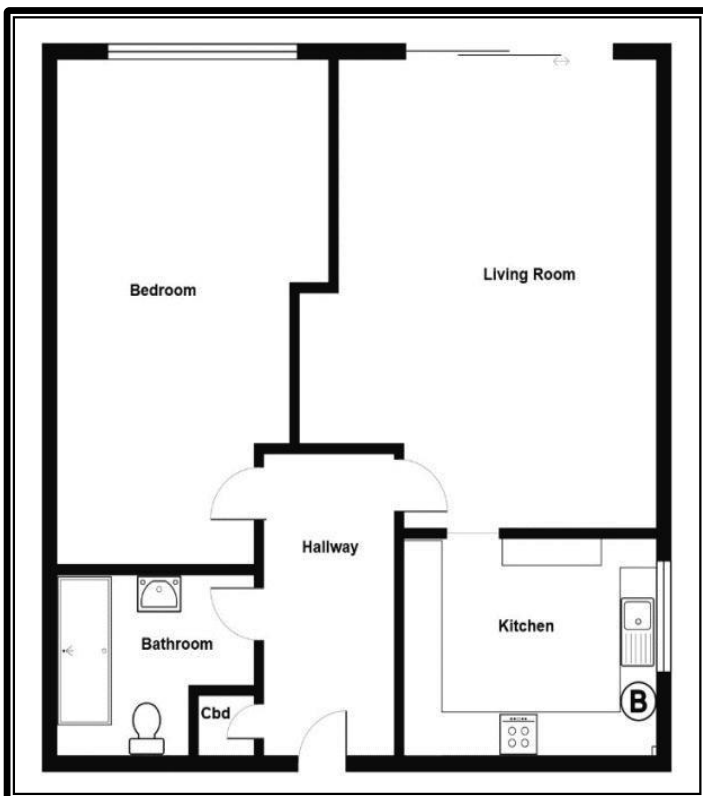
The communal gardens are laid to lawn.

### PARKING:

There is one allocated parking space plus visitor parking.

### LEASE DETAILS:

TBC



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.