

## 50 Buckingham Court Phase 2

Shrubbs Drive, Bognor Regis, West Sussex, PO22 7SF



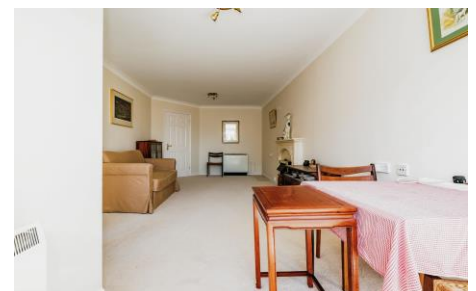
**PRICE: Offers in the Region Of £110,000**      **Lease: 125 years from 2002**

### Property Description:

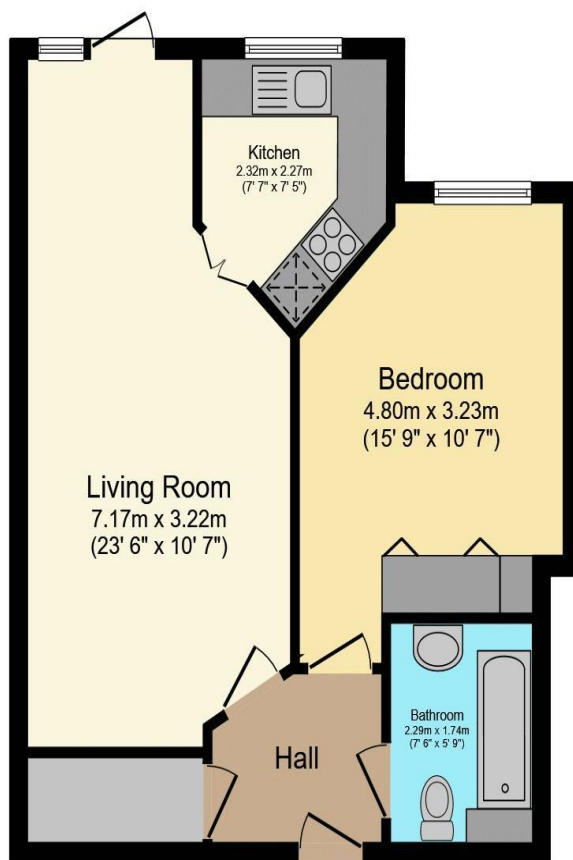
#### A REDECORATED ONE BEDROOM GROUND FLOOR CORNER PLOT RETIREMENT APARTMENT

Buckingham Court is situated very close to the heart of Middleton on Sea village centre which has a variety of local shops including a post office/general store, pharmacy, butcher and newsagent. Middleton-on-Sea is a small coastal village situated between Bognor Regis and Littlehampton and has a sandy beach with a shingle bank between timber groynes. The village provides a wide range of facilities including shops, sports and social clubs and has excellent road links across the south coast and north to London. Buckingham Court was constructed by McCarthy & Stone ( Developments ) Ltd and comprises 46 one and two bedroom flats arranged over three floors each served by a lift. The Development Manager can be contacted from various points within each flat in case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. This system also controls door entry and monitors the fire alarm system. A camera entry system allows you to view a visitor before letting them in by changing channels on your television set. Each property comprises an entrance hall, lounge, kitchen one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Communal Laundry
- Communal Gardens
- Development Manager
- Minimum Age 60
- Guest Suite
- Camera Entry System and Communal Car Park
- 24 hour Emergency Appello call System
- Lease 125 years from 2002

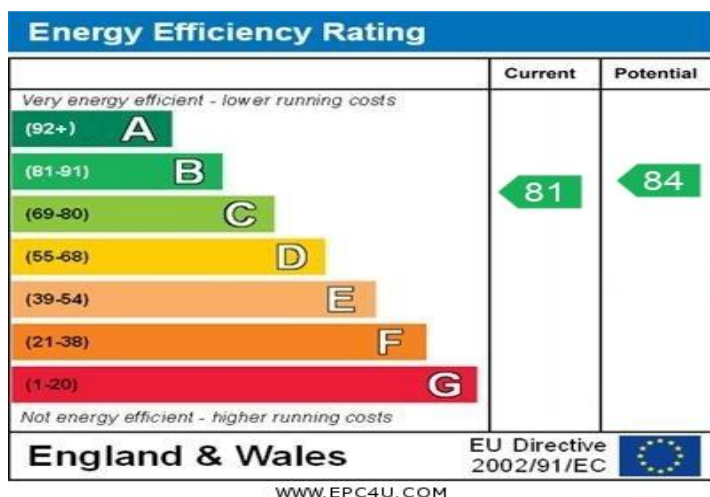


**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell MNAEA**



Total floor area 49.1 sq.m. (528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/09/25**

**Annual Ground Rent:**

**£350.00**

**Ground Rent Period Review:**

**2025**

**Annual Service Charge:**

**£3023.18**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.