

12 Kingfisher Court Shrubbs Drive, Middleton-on-Sea, Bognor Regis, West
Sussex, PO22 7ST
£150,000 Leasehold

FARNDSELL
ESTATE AGENTS



- First Floor Retirement Apartment Exclusive to 60 Years of Age and Above
- Lounge/Diner
- Modern Kitchen
- 2 Bedrooms
- Bathroom
- uPVC Double Glazing and Electric Heating
- Emergency Pull Cords and Resident Manager
- Communal Gardens and Parking
- Residents' Lounge and Laundry Room and Guest Room Available
- Conveniently Situated in the Heart of Middleton-on-Sea Village



The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

Length of Lease

The Current Lease is 189 Years from 1st July 1984 - 149 Years Remaining

Annual Service Charge

£1,953.43 per Year

Annual Ground Rent

Nil



FARNDELL

ESTATE AGENTS

79 Aldwick Road
 Bognor Regis
 West Sussex
 PO21 2NW
 01243 869991
 sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Council Tax Band C