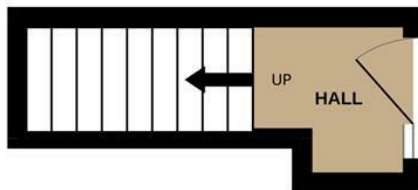


Flat 17 Nightingale Court, Shrubbs Drive, Middleton-on-Sea, Bognor Regis,
West Sussex, PO22 7SU
£120,000 - Leasehold

FARNDELL
ESTATE AGENTS



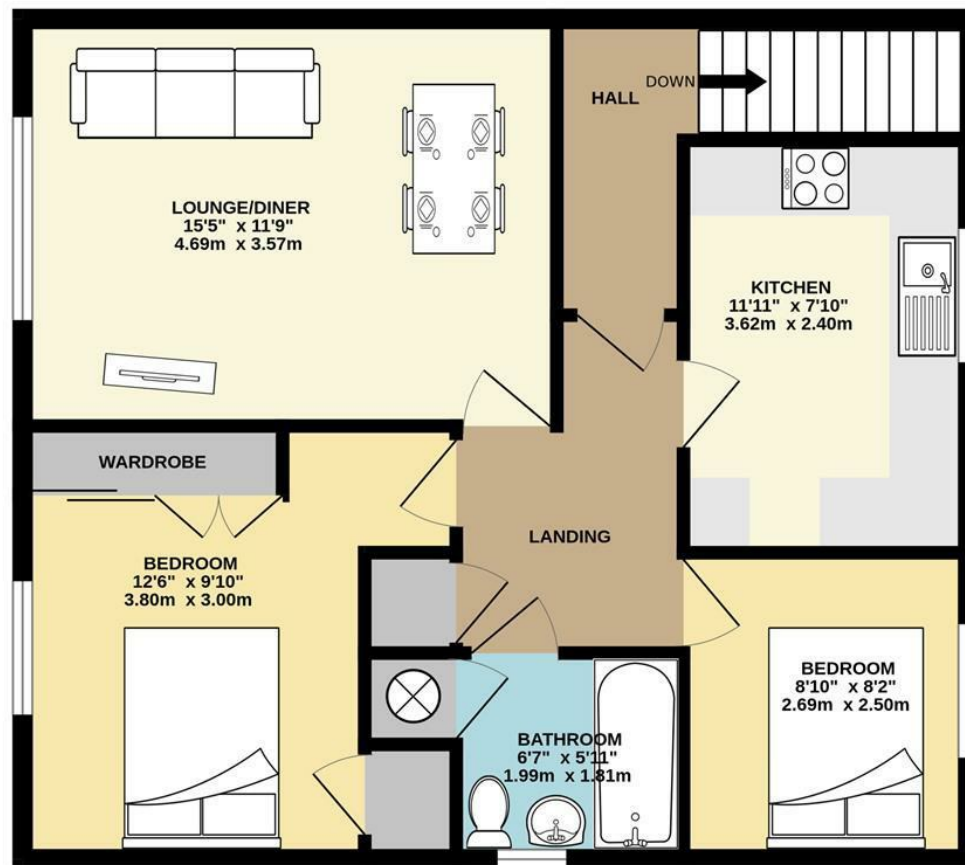
GROUND FLOOR
44 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



- 1st Floor Retirement Apartment with STAIR LIFT and NO FORWARD CHAIN
- Large Lounge/Diner and Kitchen
- 2 Bedrooms
- Bathroom
- uPVC Double Glazing and Electric Heating
- Own Private Entrance Door
- Some Updating Required
- Resident's Parking and Communal Gardens
- The development is restricted to persons 60 years of age and above
- Conveniently Situated within 400 Yards level walk of Middleton-on-Sea Village Centre, Bus Routes and the Seafront

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

99 Years from 1st July 1984 - 58 Years Remaining, however the lease will be extended as part of the sale.

Annual Service Charge

£1953.48 per year

Annual Ground Rent

Nil





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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	69	78
(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