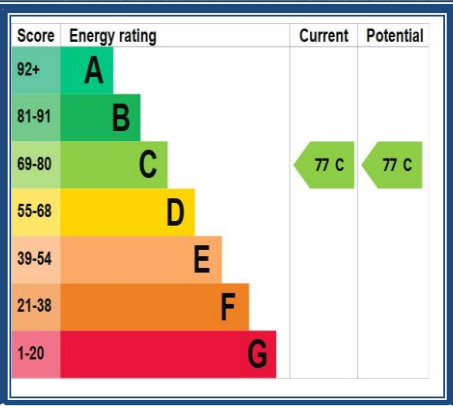
May's
The Village Agent Ltd
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For a traditional, personal and professional service
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(for more photographs go to www.maysagents.co.uk)

£95,000 Leasehold

Flat 4 Buckingham Court Shrubbs Drive
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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
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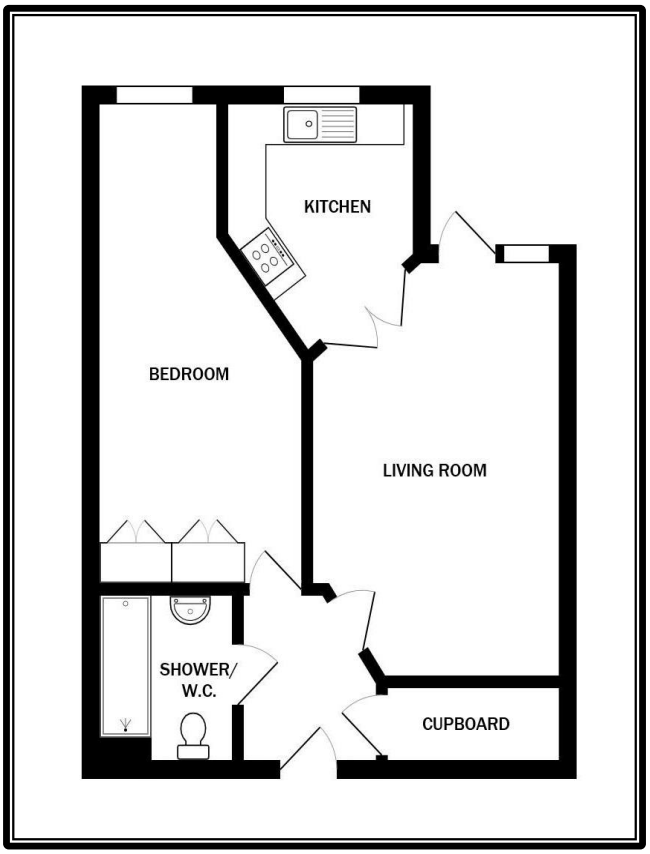
Whatever influences an individual's decision making process when searching the market for a home for your later years there is no doubt that proximity of local shops, health services, transport facilities, or simply the design of the flats themselves plays an important part. In the case of **BUCKINGHAM COURT**, location is the key feature with the Health Centre literally moments away, whilst everyday shopping is available 'across the road', and the beach lies within 1/2 a mile walk away. This particular **AGE RESTRICTED GROUND FLOOR FLAT** forms part of this development with an Estate Manager, Communal Lounge, Laundrette, Communal Gardens, plus Residents parking. For an appointment to view contact **May's** and see for yourself the advantages this flat has to offer.

ACCOMMODATION

ENTRANCE HALL:
telephone entry system; alarm pull cord; cupboard housing water heater and electric meters.

SITTING ROOM/DINING ROOM: *19' 9'' x 10' 5'' (6.02m x 3.17m)*
(maximum measurements) night storage heaters; electric fire with surround (not tested); telephone point; T.V. aerial point; double glazed door to communal garden; glazed double doors to:

KITCHEN: *7' 8'' x 7' 2'' (2.34m x 2.18m)*



of irregular shape with maximum measurements over units; floor standing drawer and cupboard units with roll edged worktop; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; four burner electric hob with filter hood over; eye level electric oven; appliance space.

BEDROOM: *17' 5'' x 9' 2'' (5.30m x 2.79m)*
(maximum measurements) night storage heater; T.V. aerial point; fitted wardrobes.

SHOWER/W.C.:
close couple W.C.; wash hand basin inset in vanity unit; glazed shower cubicle; heated towel rail; extractor fan.

OUTSIDE AND GENERAL

COMMUNUAL GARDENS:
The development is surrounded by matured, landscaped gardens, laid mainly to lawn with a variety of flowers, shrubs.

PARKING:
There is parking available for residents and visitors on a 'first come first served' basis. Otherwise additional facilities are available in the free Car Park opposite the entrance to the development.

LEASE DETAILS:

TENURE: 84 years remaining.

SERVICE CHARGE: We understand this is currently levied at £3274.96 p.a.

GROUND RENT: We are informed this is levied at £774. p.a.

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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.