Clarkes

Service you deserve. People you trust.

Asking price

£95,000

Share of Freehold

Flat 2 Grange Court, 43 Elmer Road, Middleton on Sea, PO22 6ER



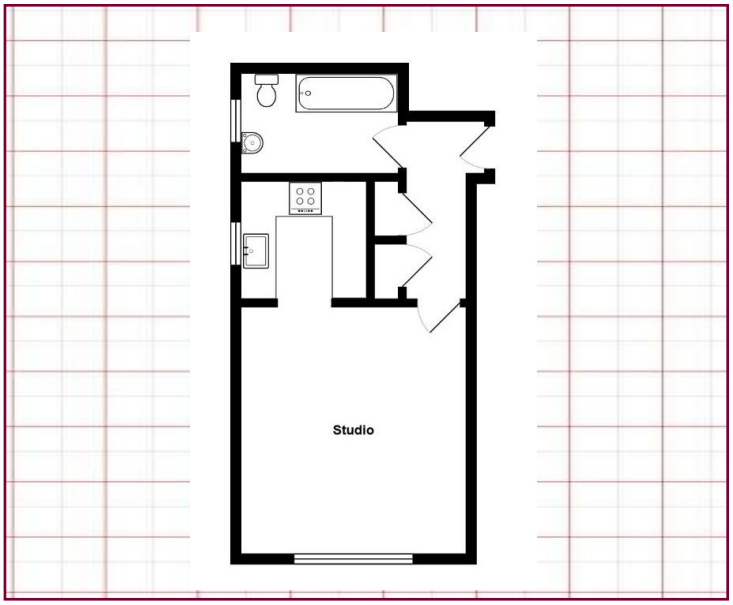


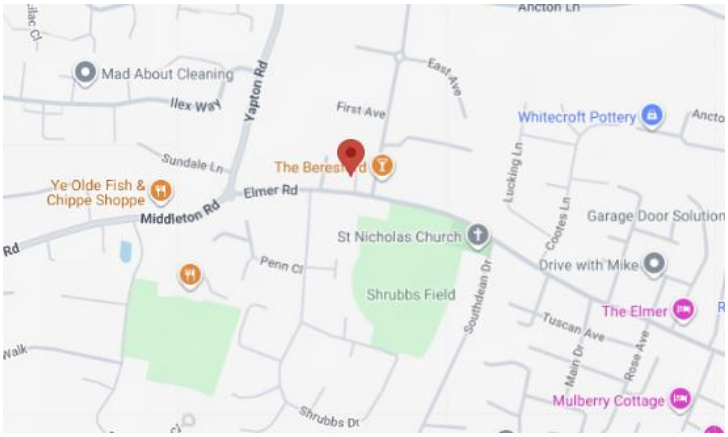
- Well-presented Studio
- Share of Freehold
- Allocated parking space
- Modern fitted kitchen
- Close to beach and shops
- Ideal for first time buyers

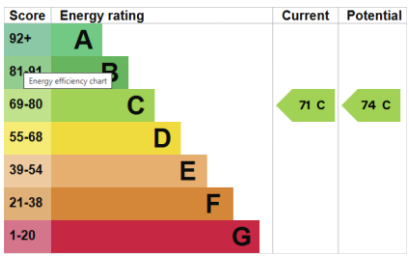
http://www.clarkesestates.co.uk

TEL: 01243 861344









What the agent says ... “ ”

Discover this beautifully presented ground floor studio apartment, ideally located in the heart of Middleton-on-Sea. Offered for sale with a Share of Freehold, this superb property combines modern living with a highly sought-after coastal lifestyle.

The apartment is in fantastic condition throughout, featuring a bright and spacious living area that provides plenty of room for relaxation. The modern fitted kitchen and bathroom have been tastefully finished, making this home ready to move straight into.

Additional benefits include an allocated parking space and a secure entry phone system for peace of mind.

Perfectly positioned just a stone's throw from the beach, local shops, cafés, and amenities, and within easy reach of the seafront, this property offers the ideal blend of convenience and comfort.

Accommodation

Living/Bedroom - 3.96m x 4.41m (12'11" x 14'5")
Kitchen - 2.28m x 2.11m (7'5" x 6'11")
Bathroom - 2.59m x 1.71m (8'5" x 5'7")
Hall - 1.01m x 3.14m (3'3" x 10'3")

Lease Information:
The seller informs us that there are 85 years left on the lease. The current ground rent is £0 pa and maintenance charge (to include Buildings Insurance) is £1740 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Material Information

Council Tax: Arun District Council Band A
Property Type: Purpose built studiio
Property Construction: Standard
Electricity, Water, Sewerage: Mains supply
Heating: Gas central heating
Broadband: ADSL
Parking: Allocated parking
Restrictions : None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.
On 03/11/2025 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	18mbps	1mbps	
Superfast	✓	80mbps	20mbps	
Ultrafast	X			
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details

Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.