



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£79,950 Leasehold

**12 Nightingale Court,
Bognor Regis, PO22 7SU**

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Are you seeking a home for retirement? Something close to essential facilities, and something specifically designed for the purpose? This is the stated aim of this particular development with a degree of “hands off” supervision, provides the opportunity to retain ones individuality within the framework of a retirement scheme. This **FIRST FLOOR FLAT** forms part of that development, in need of updating providing you that chance to put your own stamp on your potential new home. A resident manager on the development, plus launderette and guest facilities, all combine to make this well worth considering if you are looking for a little slice of “peace of mind”. Nearby Health Centre, One Stop shop and bus services. Middleton Village centre and Post Office lie within half a mile with Bognor town centre some 3 miles to the west. Contact **May's** for an appointment to view.

ACCOMMODATION

double glazed door to:

ENTRANCE HALL:

heater; stairlift (not tested).

F.F. LANDING:

heater; trap hatch to roof space; storage cupboard; further large storage cupboard housing lagged hot water cylinder.

KITCHEN: 11' 9" x 8' 2" (3.58m x 2.49m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinet over;

tiled splash backs; inset stainless steel sink; appliance space; telephone point.

SITTING ROOM: 15' 3" x 11' 5" (4.64m x 3.48m)

T.V. aerial point; telephone point; electric fire (not tested); heater.

BEDROOM: 11' 5" x 8' 9" (3.48m x 2.66m)

heater; T.V. aerial point; telephone point; fitted wardrobe.

BATHROOM:

part tiled walls; close coupled W.C.; pedestal wash hand basin; panelled bath; Mira electric shower.

OUTSIDE AND GENERAL

GARDENS:

To the front of the property there is full height bin/tool storage cupboard. The property is surrounded by areas of communal garden, incorporating extensive areas of lawn, with inset flower and shrub borders.

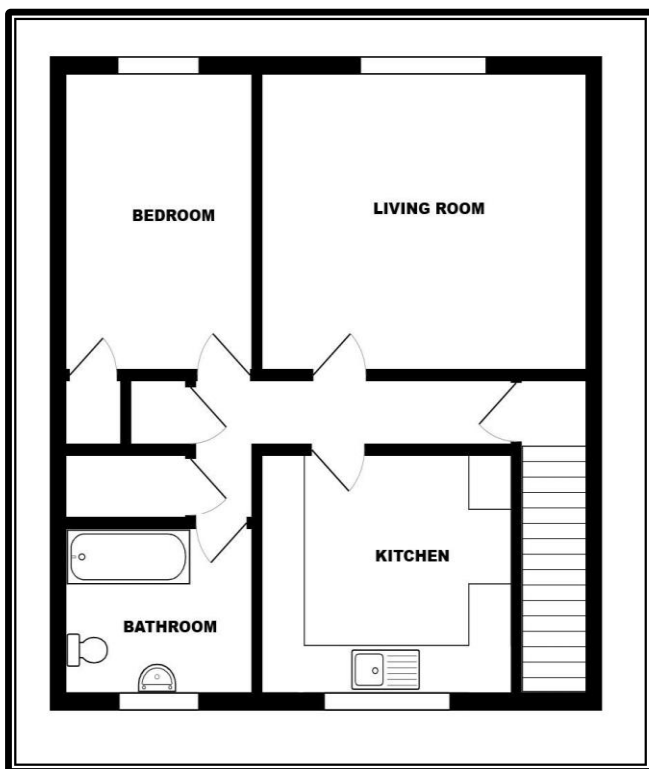
PARKING:

Spaces are available for both resident and visitor parking, adjacent to the flats.

LEASE DETAILS:

TENURE: We understand that there are some 56 years remaining on the lease.

SERVICE CHARGE: £1777.00 p.a. which includes external maintenance, window cleaning, building insurance, manager's expenses, and gardening 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.