



Flat 36, Buckingham Court Shrubbs Drive, Bognor Regis

Guide Price £98,000

 **Henry Adams**
estate agents

Flat 36 Buckingham Court

- First Floor Retirement Apartment
- Age Restricted to Over 60's
- Part-Time House Manager
- Residents' Lounge & Laundry Facilities
- Two Double Bedrooms
- Shower Room
- Southerly Aspect to all Rooms
- Lift & Stairs
- Communal Car Park

Forming part of this popular McCarthy & Stone development, this first floor retirement apartment offers comfortable and practical accommodation extending to approximately 622 sq ft. The location is convenient for local shops, amenities and transport links, making it a practical choice for those seeking independent retirement living.

The property features a spacious living/dining room, together with a separate fitted kitchen offering a range of units, work surfaces and recently replaced hob. There are two good sized bedrooms, with the principal bedroom benefiting from fitted wardrobe storage. The second bedroom provides flexibility for guests, hobbies or additional living space. A shower room and useful storage cupboard housing the recently replaced hot water cylinder, complete the accommodation. A further notable feature is the southerly windows to the living room, kitchen and both bedrooms allowing for plenty of daylight.

Within the development, there is residents' communal parking and attractive private communal gardens with patio areas. Additional facilities include a house manager, residents' lounge, laundry room and guest suite for visiting family and friends.







Buckingham Court, Shrubbs Drive, Bognor Regis

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Buckingham Court is located at the centre of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words ///conductor.recorder.cheat

Tenure Leasehold: We understand there is 125 year lease from 2001.

Maintenance Charge: We understand the maintenance charge payable is approximately £2,443 every 6 months.

Ground Rent: We understand the ground rent payable is approximately £450 every 6 months.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.