



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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

£160,000 Leasehold

24 Kingfisher Court

Middleton-on-Sea, Bognor Regis, PO22 7ST

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.

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When one reaches a 'certain' age, the priorities of property ownership can change. Gone is the need for large gardens, extraneous accommodation and inconvenient garden requirements, and in comes the combined needs of security, ease of maintenance, and often, affordability. This is where this **PURPOSE BUILT TWO BEDROOM GROUND FLOOR FLAT** comes into its own. The flat offers all of these stated requirements and in addition, the convenience of a location within walking distance of 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. With uPVC framed double glazing and night storage heating plus on site Manager with guest suite, laundrette and the use of communal lounge, why not telephone May's and make an appointment to view – this could be your opportunity for comfortable retirement.

ACCOMMODATION

uPVC framed double glazed door to entrance hall with further glazed door to:

INNER HALL:

storage heater; cupboard; door to:

KITCHEN: 11' 9" x 7' 4" (3.58m x 2.23m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop and matching wall mounted cabinets over; tiled splash backs; inset stainless steel sink; four burner electric hob; eye level electric oven; space and plumbing for washing machine; further appliance space; understairs cupboard.

LIVING ROOM: 15' 4" x 11' 8" (4.67m x 3.55m)

T.V. aerial point; storage heater; double glazed door to private patio and communal garden.

BEDROOM 1: 12' 4" x 9' 8" (3.76m x 2.94m)

electric heater; built in wardrobe.

BEDROOM 2: 8' 9" x 8' 2" (2.66m x 2.49m)

electric heater.

SHOWER ROOM/W.C.:

fully tiled with close coupled W.C.; pedestal wash hand basin; walk in shower with glazed screen; cupboard housing hot water cylinder.

COMMUNAL GARDENS:

The communal gardens can be access via the living room and onto a paved patio area which leads to the lawn area. Full height bin/tool storage cupboard.

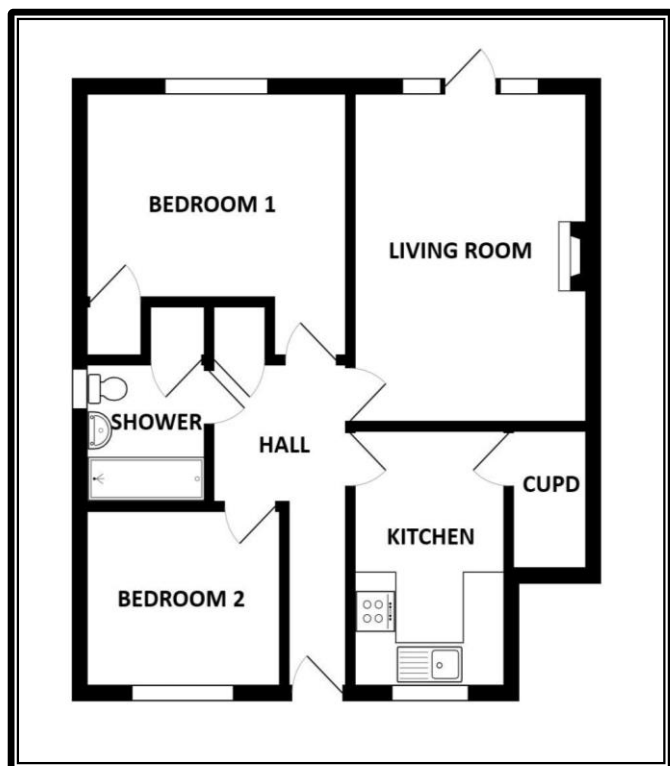
RESIDENT & VISITOR PARKING

LEASE DETAILS:

TENURE: Leasehold and at the time of writing (July 2025) has some 59 years remaining.

SERVICE CHARGE: As of July 2025 we understand this to be levied at £1,990.00 Per Annum. This is Reviewed annually.

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.