



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	62 D
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£140,000 Leasehold**

**22 St Nicholas Court Elmer Road  
Middleton On Sea, Bognor Regis, PO22 6ES**

[www.maysagents.co.uk](http://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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Finding the right environment for your retirement is often a matter of balance. A fine dividing line between convenience and privacy, activity and security. Rarely can all of these elements come together at once – but with this particular **PURPOSE BUILT FIRST FLOOR RETIREMENT FLAT** several have been incorporated to their best advantage. **Comprehensive renovation and modernisation** has taken place setting this flat apart, whilst with the westerly aspect to the Lounge overlooking the garden, one has a view and the first floor position fosters a sense of security. Middleton village centre provides the convenience with local shopping facilities and individual entrance doors ensures the privacy sometimes lacking in larger “hotel-like” retirement developments. Certainly St. Nicholas Court has a lot to offer, uPVC framed Double Glazing, modern electric heating, and the added comforts of 24 hour emergency cover from a central location. Contact **May's** for an appointment to view - only then will you be able to appreciate the difference !!

## ACCOMMODATION

Leaded light, double glazed panelled door to:

### ENTRANCE LOBBY:

Staircase to:

### LANDING:

Trap hatch to roof space; entry phone system; airing cupboard with lagged hot water cylinder having dual immersion heater, slatted shelving; further storage cupboard.

### LIVING ROOM/ KITCHEN:

An open plan dual aspect room east & west.

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

Electric heater; TV aerial point.

### KITCHEN: 10' 6" x 8' 1" (3.20m x 2.46m)

(max meas over units). With range of floor standing drawer and cupboard units having worktop, splash backs and matching wall mounted cabinets over; inset stainless steel sink; integrated appliances incorporating fridge/freezer, dishwasher; washer dryer; double oven, hob and overhead filter hood.

### BEDROOM 1: 12' 3" x 9' 7" (3.73m x 2.92m)

Electric heater; TV aerial point.

### BEDROOM 2/ DRESSING ROOM: 9' 1" x 8' 1" (2.77m x 2.46m)

Range of fitting wardrobes; bench seat.

### SHOWER ROOM/W.C.:

With glazed cubicle having fully tiled surround; wash basin inset in vanity unit with twin drawers beneath; W.C.; heated towel rail; extractor fan.

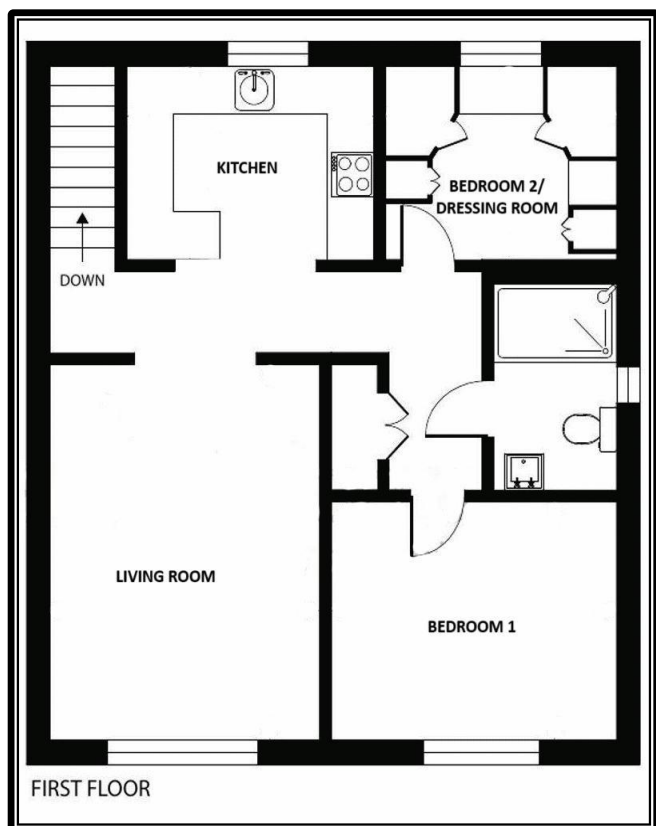
## OUTSIDE AND GENERAL

### PARKING:

There is an area reserved for resident's parking.

### LEASE DETAILS:

Tenure: Leasehold. We understand there is a 99 year lease from 1986. Maintenance Charge/Ground Rent: We understand the maintenance charge/ground rent is approximately £2,895.90 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.