



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

## 43 Kingfisher Court

Middleton On Sea, Bognor Regis, PO22 7ST

**£130,000 Leasehold**

[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.

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

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 FIRST 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 contact **May's** and make an appointment to view – this could be your opportunity for comfortable retirement.

## ACCOMMODATION

uPVC framed double glazed door to entrance lobby with night storage heater and stair lift to:

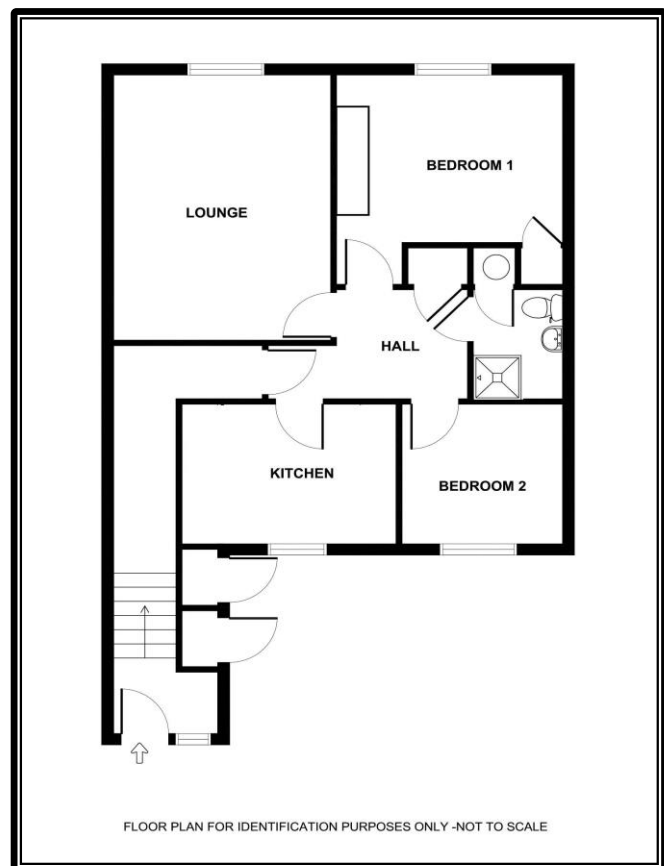
**F.F. LANDING:**  
door to:

### INNER HALL:

night storage heater; cupboard; tap hatch to roof space; storage cupboard with slatted shelving; phone/security system.

### KITCHEN: 11' 8" x 8' 1" (3.55m x 2.46m)

(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; stainless steel sink; space and plumbing for washing machine; further appliance space.



**SITTING ROOM: 15' 6" x 11' 8" (4.72m x 3.55m)**  
night storage heater; T.V. aerial point; telephone point.

**BEDROOM 1: 12' 4" x 9' 9" (3.76m x 2.97m)**  
wall mounted electric heater; T.V. aerial point; telephone point; built in wardrobe.

**BEDROOM 2: 8' 8" x 8' 2" (2.64m x 2.49m)**  
fitted wardrobe; electric wall mounted heater.

### SHOWER ROOM:

walk in shower with glazed screen; independent shower mixer; W.C. and washbasin inset in vanity unit with twin cabinet beneath; airing cupboard housing lagged hot water cylinder and slatted shelving; wall mounted heater; extractor fan.

### 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.

### COMMUNAL GARDENS:

The communal gardens and a full height bin/tool storage cupboard.

### RESIDENT & VISITOR PARKING

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.