



Bell & Blake
SALES & LETTINGS

18 Kingfisher Court, Middleton-On-Sea, Bognor Regis, West Sussex PO22 7ST

Guide Price £139,950

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EPC

- › Direct access to garden
- › Private front door
- › Residents Parking
- › Communal Laundry
- › House manager on site
- › Beach and Playing fields just a short walk away.
- › Immaculately presented
- › Large Kitchen
- › Lease 99 years from 1984 (60 years remaining approx.)
- › Service charge £1,682.57 Per annum
- › Peppercorn Ground Rent

Ground floor flat with garden. This beautifully presented spacious ground floor (Over 60's) flat, boasts direct garden access and its own front door. Kingfisher Court is located in the centre of Middleton village. The property benefits from one double bedroom with built-in storage, modern shower room, modern fitted kitchen with large walk-in larder cupboard and sitting room with door leading out to a small patio area and communal gardens.

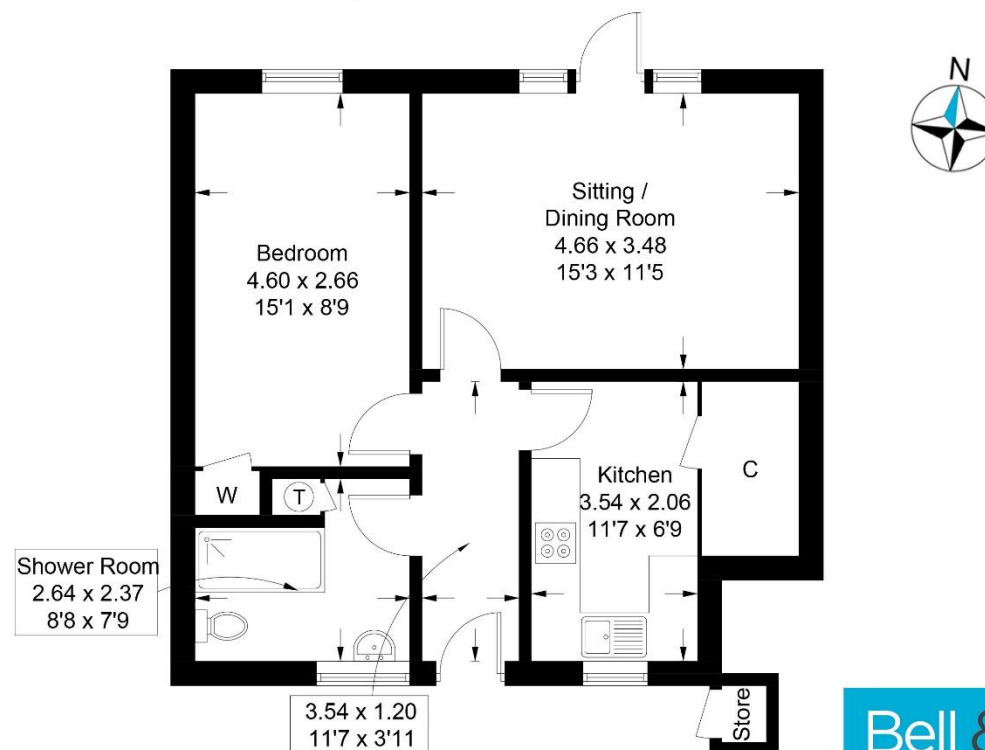
Shrubbs Playing field is around the corner and the beach is under 500m away.

Parking is available for residents and visitors. There are also well-kept communal gardens, a laundry room and lounge/meeting room. This property also has the added benefit of a house manager on site.

Council Tax Band: B



Kingfisher court

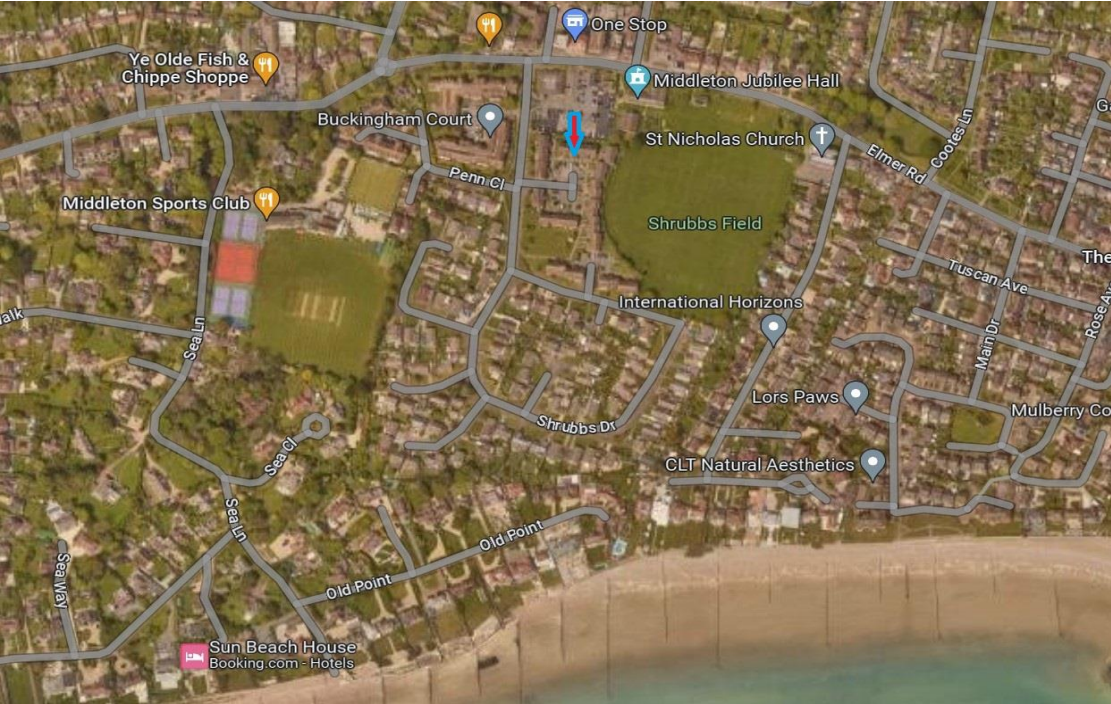


Approximate Gross Internal Area = 50.8 sq m / 547 sq ft
Outside Store = 0.4 sq m / 4 sq ft
Total = 51.2 sq m / 551 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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