



41 Buckingham Court, Shrubbs Drive, Middleton-On-Sea, West Sussex, PO22 7SE



No forward chain on this 2 double bedroom top floor apartment. Take the lift or stairs to the 2nd floor. There are 2 spacious bedrooms, a fitted kitchen, bathroom with both bath and separate shower and a Lounge diner with 2 windows.

Buckingham Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 46 one and two bedroom flats arranged over three floors each served by a lift. The Development Manager can be contacted from various points within each flat in case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. This system also controls door entry and monitors the fire alarm system. A camera entry system allows you to view a visitor before letting them in by changing channels on your television set. Each property comprises an entrance hall, lounge, kitchen one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other 55 years.

**£110,000**

#### **Entrance Hall**

Lift or stairs from the communal entrance to the 2nd floor, then private entrance door into the Entrance hall. Entrance hall has loft access, electric heater, telephone entry system and doors to principle rooms.

#### **Kitchen 9' 1" x 5' 10" (2.77m x 1.78m)**

Double glazed window, wall and base level units, one bowl sink with drainer, oven, space for fridge/freezer, 4 ring hob.

#### **Lounge Diner 15' 9" x 15' 2" (4.80m x 4.62m)**

2 x double glazed windows, electric heater and TV point.

#### **Bedroom One 15' 2" x 9' 9" (4.62m x 2.97m)**

Double glazed window double built-in wardrobe and electric heater.

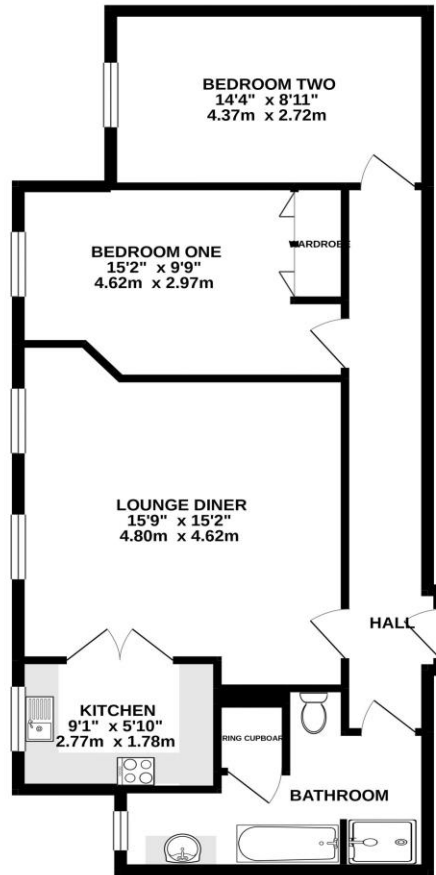
#### **Bedroom Two 14' 4" x 8' 11" (4.37m x 2.72m)**

Double glazed window and electric heater.

#### **Bathroom**

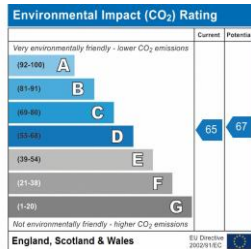
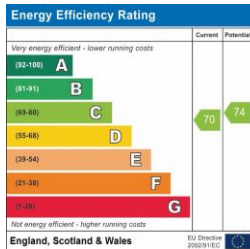
Double glazed window, bath, separate walk in shower, wash hand basin on vanity unit, close coupled WC, towel radiator and storage cupboard housing boiler.

2ND FLOOR (TOP)  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq. ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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