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£179,950 Leasehold

3 Kingfisher Court
Middleton-on-Sea, Bognor Regis, PO22 7ST

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Peace of mind in retirement. This is the stated aim of many as the years advance, and for those the relatively recent introduction of specialist retirement developments has been the answer to many of their prayers. Independence with a degree of "hands off" supervision, provides the opportunity to retain ones individuality within the framework of a retirement scheme. One such scheme located in the village of Middleton-on-Sea has become popular locally and **this GROUND FLOOR 2 BEDROOM FLAT** forms part of that development. Situated on the western part of the site, the property offers surprisingly spacious accommodation with improvements including **replacement Kitchen units, shower room installation, replacement carpets and internal doors, Haverland electric radiators and the benefit of uPVC framed Double Glazing along with a replacement front door.** A resident manager on the development, plus launderette and guest facilities, all combine to make this well worth considering if you are looking for a little slice of "peace of mind". Telephone **May's** for an appointment to view.

Directions: From May's Felpham Village centre office, proceed north to the traffic lights turning right into Felpham Way to the roundabout. Take the 2nd exit into Middleton Road and then continue over the next roundabout into Middleton itself. Go through the village to the next roundabout taking the second exit then first right into Shrubbs Drive, where Kingfisher Court will be seen on the left hand side.

ACCOMMODATION

uPVC framed leaded light double glazed door to:

ENTRANCE LOBBY:

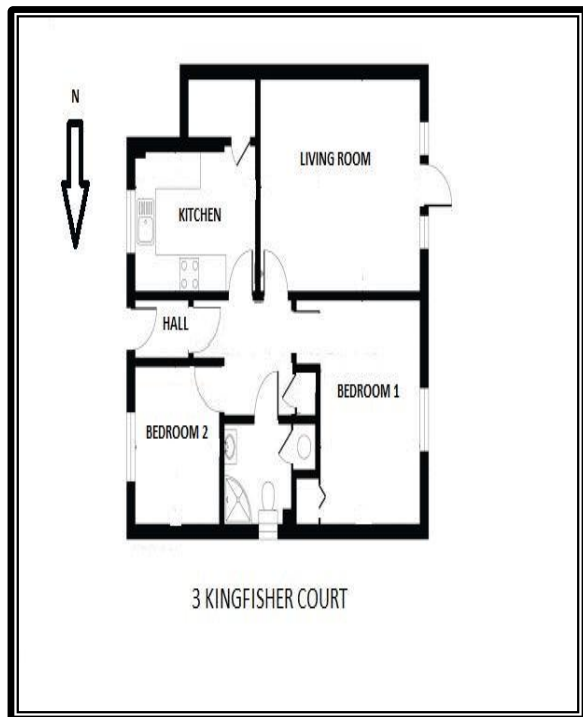
further part glazed panel door to:

INNER HALL:

"Haverland" electric radiator; cloaks hanging cupboard; warden call device; door to:

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

"Haverland" electric radiator; t.v. aerial point ; telephone point; security alarm cord; uPVC framed double glazed door to patio and garden.



KITCHEN: 11' 8" x 7' 6" (3.55m x 2.28m)

(maximum measurements over units) modern range of floor standing drawer and cupboard units having worktop; up-stand; tiled splash back and wall mounted cabinets over; inset stainless steel sink; integrated electric oven with ceramic hob and cooker hood over; space and plumbing for automatic washing machine; further appliance space; "Haverland" electric radiator; door to walk in shelved storage cupboard with light.

BEDROOM 1: 12' 4" x 9' 9" (3.76m x 2.97m)

(plus door recess) built in wardrobe cupboard; "Haverland" electric radiator; security alarm cord.

BEDROOM 2: 8' 9" x 8' 1" (2.66m x 2.46m)

"Haverland" electric radiator; security alarm cord.

SHOWER ROOM/W.C.:

fully tiled with replacement suite comprising corner cubicle having electric shower unit and sliding glazed screens; wash basin inset in vanity unit with twin cabinets beneath; low level W.C.; ladder style heated towel rail; security alarm cord; shaver/light point; fan assisted convector heater; airing cupboard housing lagged hot water cylinder with dual immersion heater and slatted shelving.

GARDENS:

The garden to the rear and west is accessed via the Living Room to a paved patio and from there onto the communal lawned area. Full height bin/tool storage cupboard.

LEASE DETAILS:

TENURE: It is understood that there is the balance of a 99 year lease from 1984. SERVICE CHARGE: Approx £146.00 per month. GROUND RENT: Peppercorn.

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.