



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£129,950 Leasehold

3 St Nicholas Court Elmer Road
Middleton-on-Sea, Bognor Regis, PO22 6ES

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

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. With a double aspect to the Lounge looking along Elmer Road, one sees the activity but the first floor position allows for added security. The village centre provides the convenience with local shopping facilities whilst individual entrance doors ensures the privacy sometimes lacking in larger “hotel-like” retirement developments. Certainly St. Nicholas’ Court has a lot to offer with **Resident Manager, Laundrette, Communal Lounge, Communal Garden, uPVC framed Double Glazing**, emergency alarm to main rooms and the added comforts of 24 hour cover from a central location. Take a look inside and appreciate the aspect. Telephone May's for an appointment to view.

Directions: From May's village centre office proceed north to the traffic lights turning right into Felpham Way. At the roundabout take the second exit into Middleton Road. Continue through the village and across the roundabout into Elmer Road where St. Nicholas’ Court will be seen opposite the turning into Shrubbs Drive.

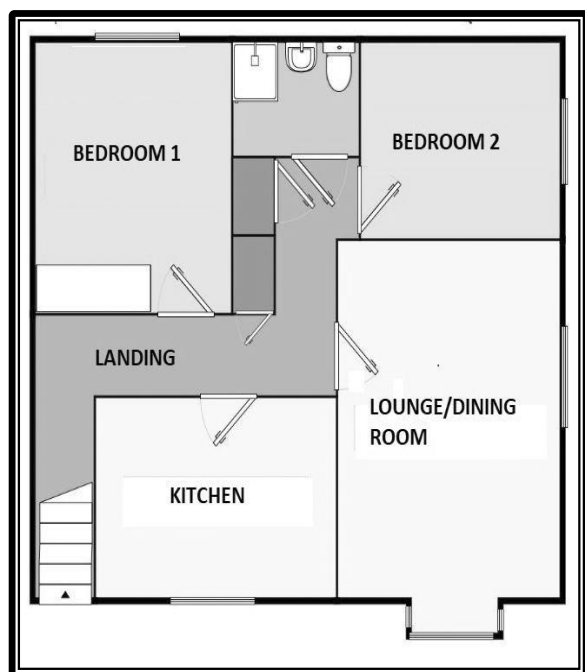
ACCOMMODATION

ENTRANCE LOBBY:

Glazed panelled door; staircase and stair lift to

LANDING:

Coved and textured ceiling; Cloaks/storage cupboard; airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving; night storage heater; trap hatch to roof space.



Floor Area - 63 sq m.

LOUNGE/DINING ROOM: 15' 6" x 11' 6" (4.72m x 3.50m)

the former plus deep square raised bay window. A double aspect room with views across the street scene; night storage heater; electric fire; T.V. aerial point; telephone point.

KITCHEN/BREAKFAST ROOM: 12' 6" x 8' 3" (3.81m x 2.51m)

(over units). Inset stainless steel sink in roll edged worktop with floor standing drawer and cupboards beneath; matching wall mounted cabinets above; tiled splash backs; further appliance space; wall mounted fan assisted heater.

BEDROOM 1: 10' 3" x 9' 6" (3.12m x 2.89m)

plus door recess. Double built in wardrobe cupboard; wall mounted heater; T.V. aerial point; telephone point.

BEDROOM 2: 10' 6" x 8' 9" (3.20m x 2.66m)

wall mounted heater.

SHOWER/W.C.:

shower enclosure; wash basin in vanity unit; low level W.C with concealed cistern.; heated towel rail; electric heater; extractor fan; part tiled walls; shaver/light point

OUTSIDE AND GENERAL

PARKING:

There is an area to the side and rear of the property reserved for resident's and visitor parking.

LEASE DETAIL:

Tenure: It is understood that there is the balance of a 99 year lease remaining from 1984. Service Charge: We understand that this is currently levied at £2,403.99 per annum. and includes external maintenance, window cleaning, building insurance, manager's expenses, and gardening.

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.