

# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£425,000

Leasehold

Greenfields, Middleton-on-Sea, PO22 7SS



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	80	80
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.





- Penthouse Apartment
- Living/Dining Room/Balcony
- Three Bedrooms
- Ensuite to Main Bedroom
- Garage & Visitor Parking
- No Forward Chain



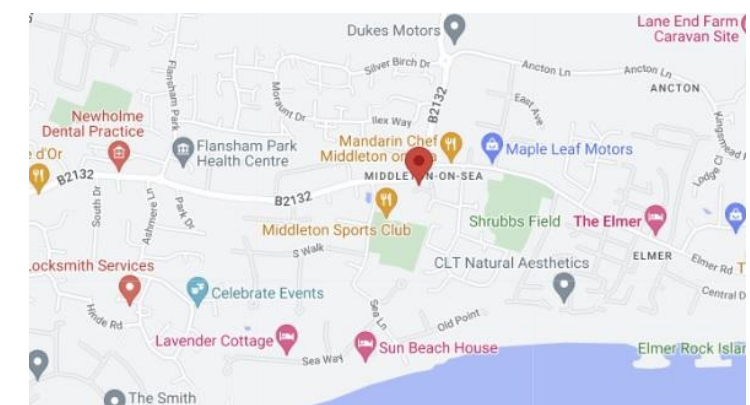
## Accommodation

Entrance Hall  
 Living Room / Dining Room: 29' 9" x 14' 6" (9.09m x 4.43m)  
 Kitchen: 10' 7" x 11' 7" (3.25m x 3.54m)  
 WC: 7' 1" x 3' 9" (2.16m x 1.15m)  
 Bedroom 1: 13' 4" x 14' 7" (4.07m x 4.47m)  
 Dressing Area: 5' 10" x 3' 9" (1.79m x 1.16m)  
 En-Suite Bathroom: 12' 9" x 8' 0" (3.91m x 2.45m)  
 Bedroom 2: 13' 5" x 9' 0" (4.10m x 2.75m)  
 Bedroom 3: 13' 5" x 10' 8" (4.11m x 3.27m)  
 Bathroom: 10' 7" x 8' 1" (3.23m x 2.48m)

Lease Information: The vendor informs us that this property has 976 years remaining on the lease (999 years from 01/10/2000), there is no ground rent and the current maintenance charge is £5,600 pa including insurance.

We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Council Tax Band: E



## What the agent says... “,”

Offered for sale with no forward chain is this delightful 3-bedroom penthouse apartment located in the popular village of Middleton-on-Sea approximately 1000m from the beach and a short walk to the local doctor's surgery, convenience store and playing fields. Serviced by lifts, this 2nd floor apartment has been constructed with space and luxury in mind.

The accommodation comprises entrance hall, living/dining room with balcony overlooking the gardens, fitted kitchen with integrated appliances, WC, main bedroom with dressing room and en-suite bathroom, two further bedrooms and a family bathroom. Fitted with brand new carpets and not occupied since, the property has a clean and fresh new build appeal with immaculate kitchen and bathrooms (dating from 2000).

Externally the property benefits from its own garage, privacy is created by a row of tall trees and communal gardens are maintained by the Managing Agent.

