



## 28 Meadow Court, Priestley Way, Middleton-on-Sea

A first floor retirement apartment with no onward chain.



- ▶ Age Restricted (55 years and over)
- ▶ First Floor
- ▶ Double Bedroom with Storage
- ▶ Modern Double Glazing
- ▶ New 99 Year Lease Upon Completion
- ▶ No Onward Chain
- ▶ Sitting Room with Bay Window
- ▶ Kitchen and Bathroom
- ▶ Electric Heating
- ▶ Communal Gardens and Parking

A well presented one bedroom retirement apartment situated on the Felpham/Middleton border and within close proximity to a bus route and medical centre. The property is offered with the advantage of no onward chain.

The communal entrance with security entry leads to the stairs. On the first floor, you will find the front door of the apartment. Once inside, the accommodation briefly comprises, hallway with a storage cupboard, which leads to the sitting room with a southerly bay window with views of the communal gardens. The kitchen is towards the rear of the building and also overlooks the communal gardens. The double bedroom benefits from a built-in wardrobe, whilst the bathroom completes the accommodation.

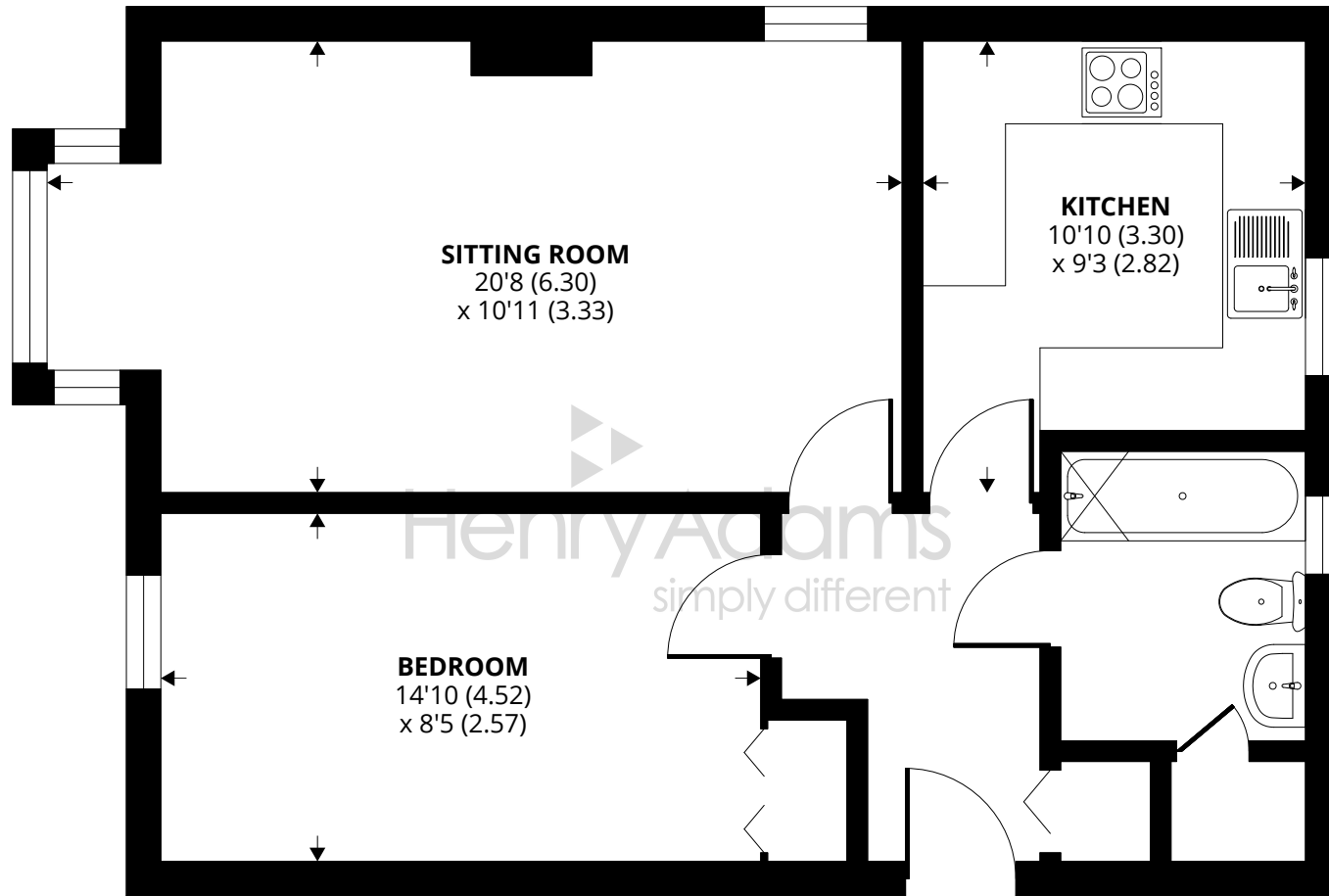
Externally, the property benefits from well maintained communal gardens, as well as parking spaces on a first come first serve basis. There is a communal laundry room, which is available for residents to use if needed.

Tenure: Leasehold. We understand a new 99 year lease will be issued on completion.

Maintenance Charge: We understand the maintenance charge is approximately £197 per month.

Council Tax Band: B





**FIRST FLOOR**

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The property is situated on the Felpham and Middleton-on-Sea border. In Middleton village, there is a popular sports club, newsagents, post office, hardware store, doctors, pharmacy and convenience store. Further facilities such as a sailing club and sports centre with swimming pool and golf club can all be found in Felpham.

## Directions

From the office turn left along the Middleton Road. At the first roundabout take the second exit onto Flansham Park, continue and take the second exit on the right into Priestley Way and Meadow Court will be found on your left hand side.

09/11/23

