



## 25 Kingfisher Court, Middleton-on-Sea

A well presented first floor age restricted apartment with a lovely view across the recreation field.



- ▶ Age Restricted (60 years plus)
- ▶ Delightful View of Field
- ▶ Kitchen
- ▶ Shower Room
- ▶ Communal Facilities
- ▶ Chain-Free
- ▶ Sitting Room
- ▶ Two Bedrooms
- ▶ Communal Garden Space
- ▶ On-Site Manager

Situated in the centre of Middleton village, this two bedroom, first floor, age restricted apartment boasts a delightful view across the recreational ground and is close to all the local amenities. Residents can maintain a truly independent lifestyle with the benefit of a house manager on site.

Once inside the private front door, stairs rise to the upper landing which opens to a well equipped kitchen with integrated oven and Induction hob, integral fridge/freezer and space for a washing machine. The sitting room is a good size and has a fantastic view across the field toward the church. There are also two bedrooms and a modern bathroom.

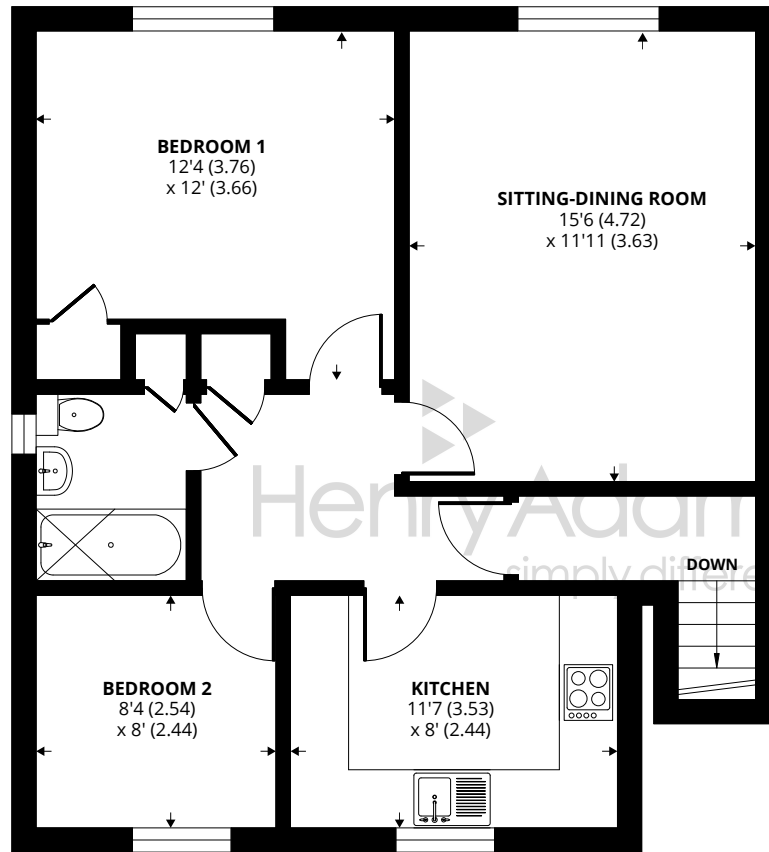
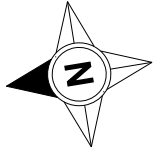
Externally, parking is available for residents and visitors. There are also well-kept communal gardens, a laundry room and lounge/meeting room.

Tenure. Leasehold. We understand there is a 99 year lease from 1.7.1984

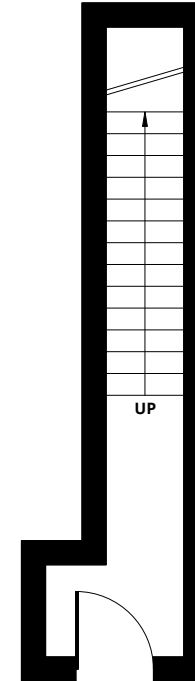
Maintenance charge/Ground rent. We understand the maintenance charge to be approximately £166.81 per month.

Council Tax Band: C





FIRST FLOOR



GROUND FLOOR  
(Private entrance)

Approximate Area = 713 sq ft / 66.2 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

Kingfisher Court is situated in the heart of Middleton village. In the village there are a number of local facilities and amenities including but not limited to post office, hairdressers, pharmacy, sports club and a corner shop. A regular bus service links the area to Bognor Regis and Chichester, which both offer a wider range of shops.

## Directions

From our office in Middleton-on-Sea proceed in an easterly direction and then straight over the roundabout. Take the first turning on your right onto Shrubbs Drive and Kingfisher Court is on your left hand side.

09/06/23

