



17 Greenfields, Middleton-on-Sea

A ground floor purpose built apartment at the heart of Middleton-on-Sea.



- ▶ **Quality Purpose Built Apartment**
- ▶ **Middleton Village Centre**
- ▶ **902 Sqft of Accommodation**
- ▶ **Two Bath/Shower Rooms**
- ▶ **Generous Sitting-Dining Room**
- ▶ **Shared Freehold, Long Lease**
- ▶ **Close to Beach and Shops**
- ▶ **Two Double Bedrooms**
- ▶ **Kitchen-Breakfast Room**
- ▶ **Nearby Garage**

Forming part of the popular Berkeley Homes Greenfield development, built circa 2001, this well presented ground floor apartment is located at the heart of Middleton-on-Sea village centre and offered for sale with the advantage of no onward chain. The property benefits from having a long lease and a share of the freehold.

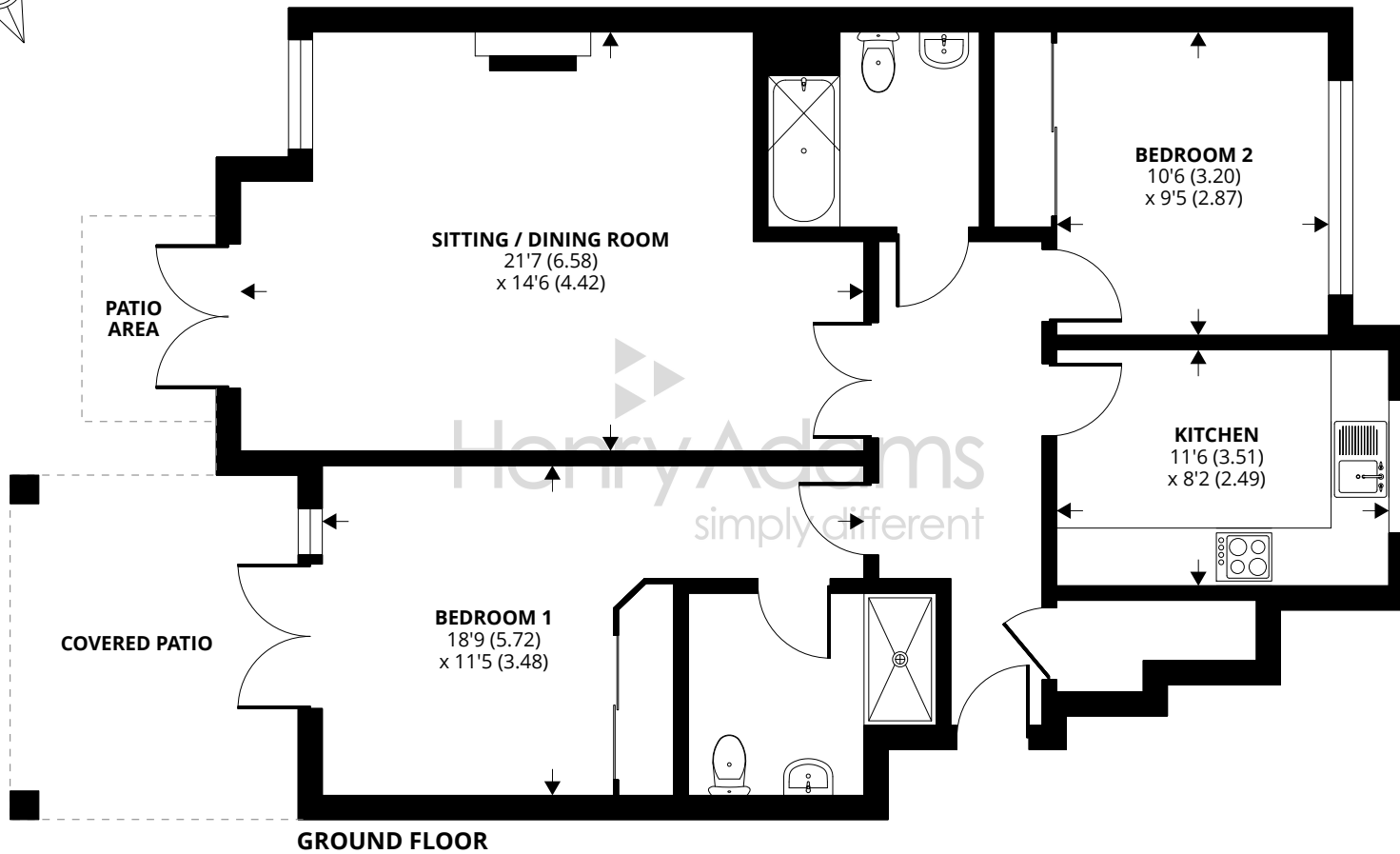
The property is approached via the well-kept communal grounds with the secure outer front door leading into the communal hall. Once inside the apartment, the accommodation measures 902 sqft and briefly comprises: wide entrance hall with walk-in store/airing cupboard and main bathroom. To the front of the building is the well presented kitchen-breakfast room with integral appliances as well as the second bedroom, which will accommodate a double bed and has fitted wardrobes. Towards the rear of the building and with access to the communal gardens are the spacious sitting-dining room and the principal bedroom which also has fitted storage as well as an en-suite shower room. Both of these rooms also enjoy French doors leading onto private patio areas and the communal grounds beyond.

The single garage can be found in the nearby courtyard area (please see map) and benefits from power, as well as a remotely operated up and over door.

Tenure: Share of freehold. We understand there is a 999 year lease from 2000.

Maintenance Charge: We understand the maintenance charge is approximately £2,610 p.a.





Approximate Area = 902 sq ft / 83.7 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 charming village of Middleton-on-Sea offers a wide range of local facilities including a doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

Directions

From our office in Middleton-on-Sea bear right and continue to the mini-roundabout passing the Greenfields development on your right. Continue straight over the mini-roundabout into Elmer Road and take the first right into Shrubbs Drive. Take the first right into Penn Close and at the end of Penn Close you will find the entrance to Greenfields on your right.

Council Tax Band: D

04/08/23

