





## 38 Kingfisher Court, Middleton-on-Sea

Ground floor, one bedroom retirement flat in the popular Kingfisher Court development.



- ▶ **Ground Floor Retirement Flat**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Resident Manager**
- ▶ **Double Bedroom with Built-in Wardrobe**
- ▶ **563 Sqft**
- ▶ **Close to Village Amenities**

This one bedroom ground floor retirement flat is situated in the popular Kingfisher Court development with easy access to local facilities. The property benefits from its own front door, kitchen/breakfast room, bright sitting room with door opening to a patio and overlooking playing fields, double bedroom with wardrobe and modern fully tiled bathroom with white suite.

Other benefits include night storage heating, communal gardens, resident manager and communal laundry room and lounge. No onward chain.

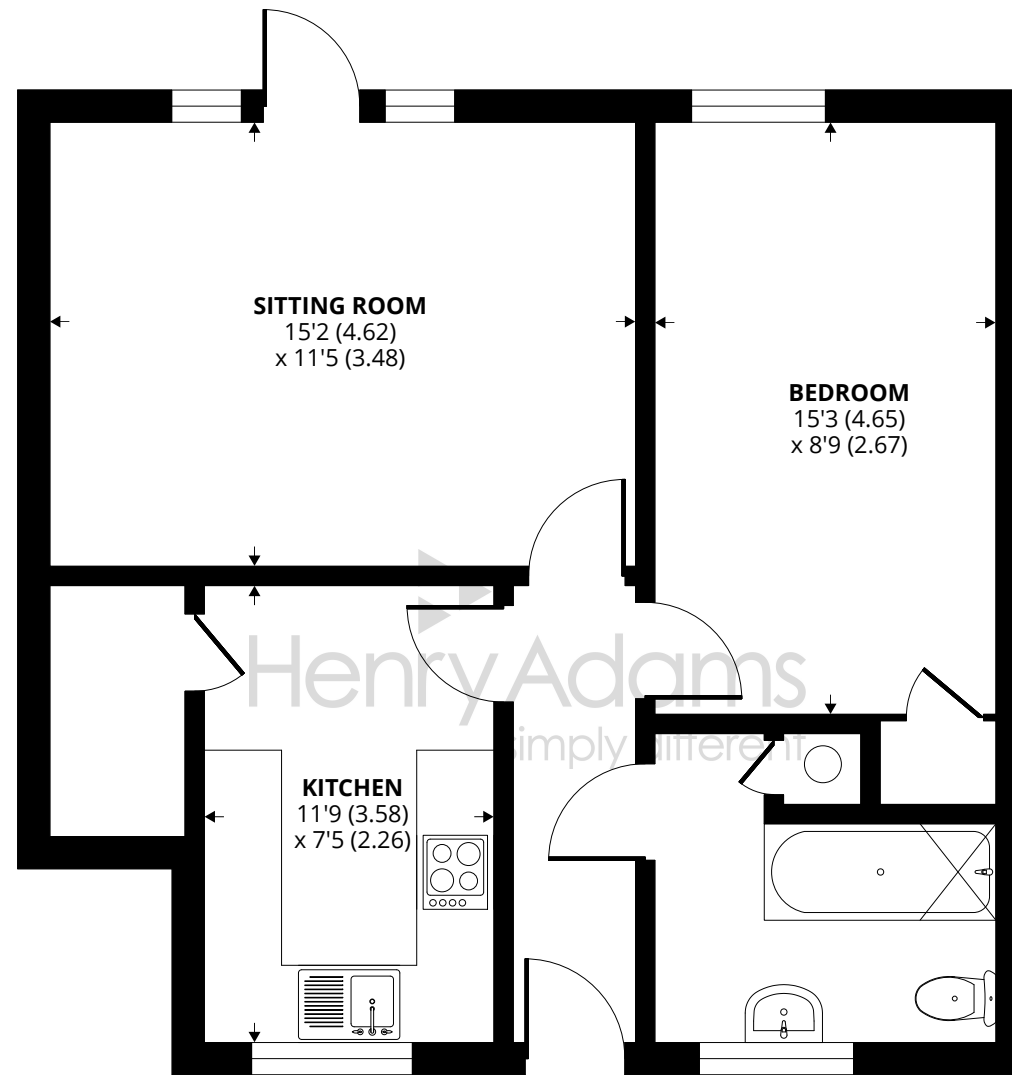
Tenure: To be confirmed.

Maintenance Charge: To be confirmed.

Ground Rent: To be confirmed.

Council Tax Band: B





**GROUND FLOOR**

Approximate Area = 563 sq ft / 52.3 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, cafe, fish and chip shop and a pub. 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.

What3words: [acrobat.keen.claw](https://www.what3words.com/acrobat.keen.claw)

01/12/23

