



10 Nightingale Court, Middleton-on-Sea

A first floor, retirement apartment at the centre of Middleton-on-Sea.



- ▶ Age Restricted (60 Years Plus)
- ▶ No Onward Chain
- ▶ Kitchen
- ▶ Shower Room
- ▶ Communal Facilities
- ▶ Close to Local Shops
- ▶ First Floor, Private Entrance
- ▶ Two Bedrooms
- ▶ Communal Gardens and Parking
- ▶ On-Site Manager

Situated in the centre of Middleton village, this two bedroom, first floor, age restricted apartment is close to all the local amenities and is being sold with the advantage of no onward chain. Residents can maintain a truly independent lifestyle with the benefit of a house manager on site.

Once inside the private front door, stairs (with stairlift) rise to the upper landing which opens to a well equipped kitchen with integrated oven and Induction hob, integral fridge/freezer, integrated dishwasher and a freestanding washing machine. The sitting room is a good size and has a sunny southerly aspect. There are also two bedrooms and a modern shower room.

The property also benefits from having the use of the loft space for additional storage. The loft space is accessed via a ladder in situ and has lighting.

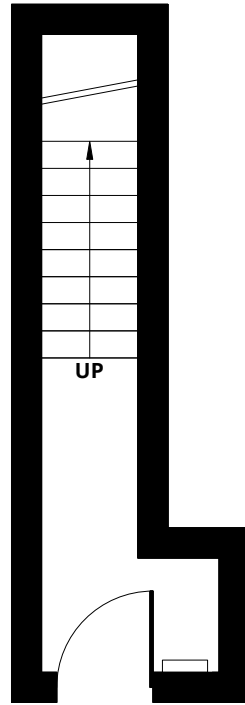
Externally, parking is available for residents and visitors. There are also well-kept communal gardens, a laundry room and lounge/meeting room.

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

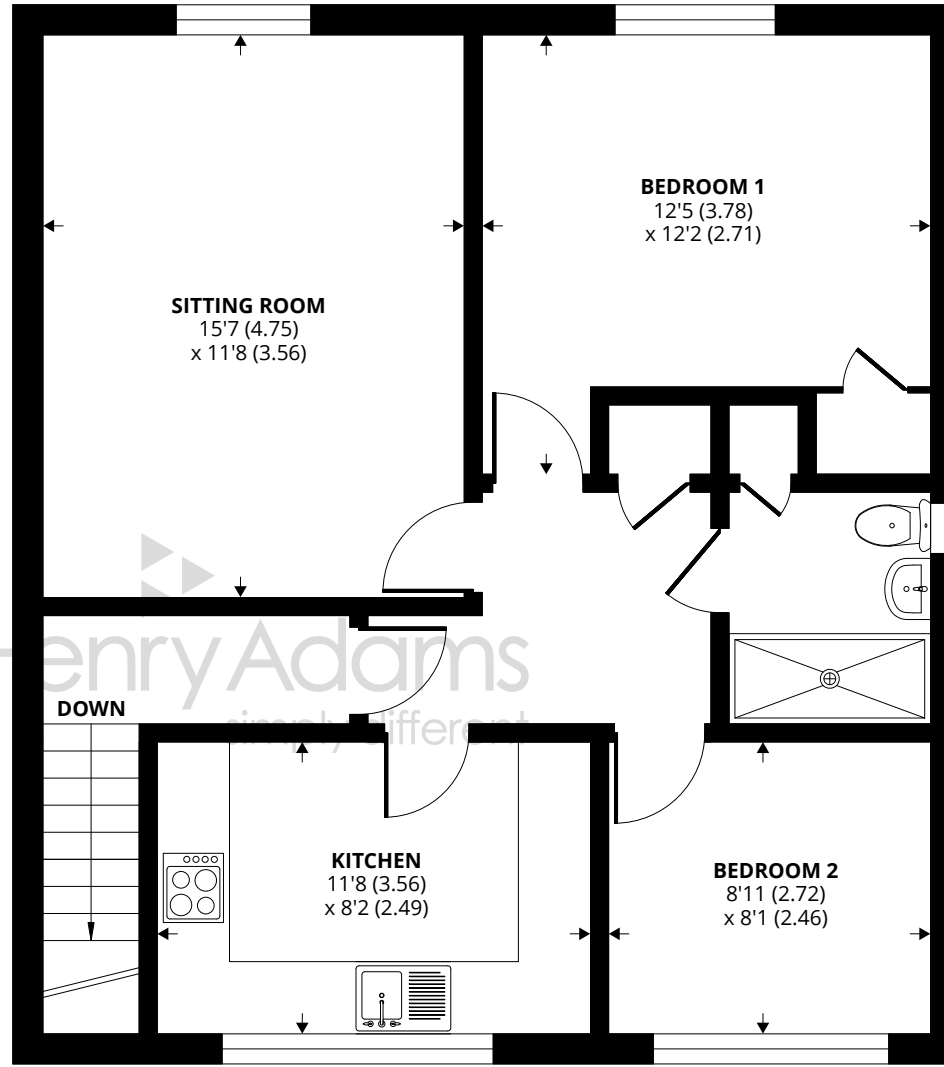
Maintenance charge/Ground rent. We understand the maintenance charge to be approximately 166 per month.

Council Tax Band: C





GROUND FLOOR



FIRST FLOOR

Approximate Area = 744 sq ft / 69.1 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

Nightingale 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, followed by the second left hand turning (still Shrubbs Drive). Nightingale Court will be found immediately on your left hand side.

11/01/24

