





## Flat 24 St Nicholas Court, Elmer Road

Ground floor retirement apartment in Middleton-on-Sea, offered with no onward chain.



- ▶ **Ground Floor Retirement Apartment**
- ▶ **Two Bedrooms**
- ▶ **Patio Doors to Communal Garden**
- ▶ **No Onward Chain**
- ▶ **Viewing Advised**
- ▶ **Spacious Sitting/Dining Room**
- ▶ **Separate Kitchen and Shower Room**
- ▶ **Situated in the Sought-after Village of Middleton-on-Sea**

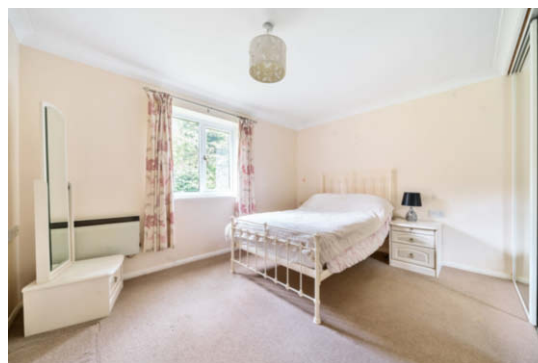
Ground floor retirement apartment, situated in the sought after village of Middleton-on-Sea and offered for sale with no onward chain.

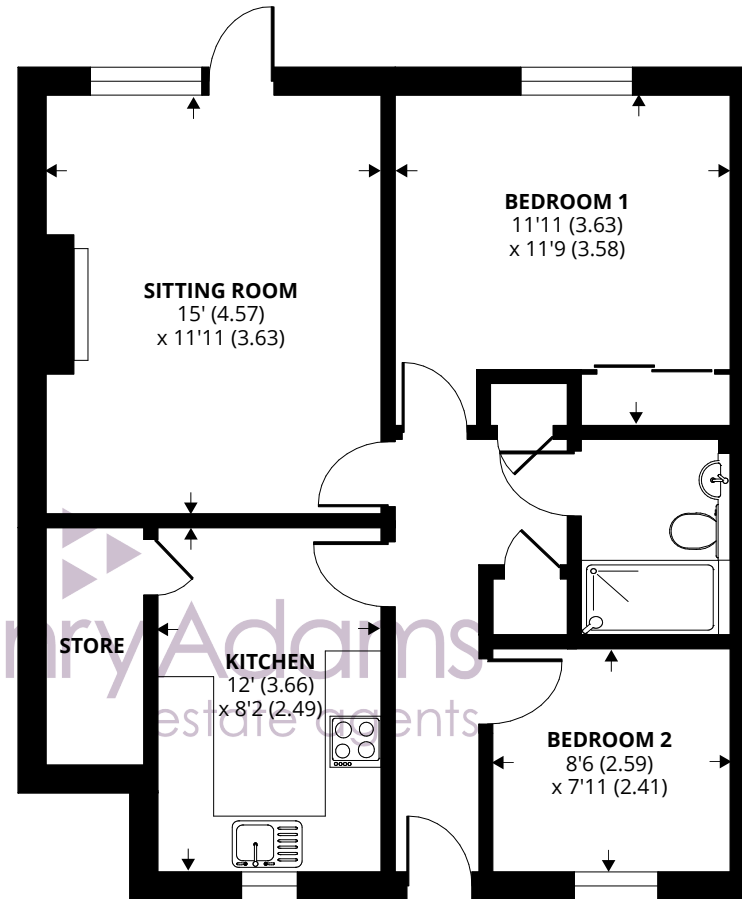
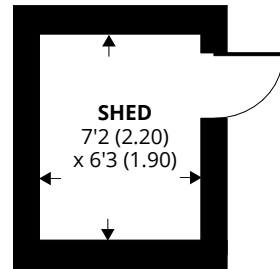
The accommodation briefly comprises, entrance hall, spacious sitting/dining room with sliding doors onto a private patio area and communal gardens. There are two bedrooms, separate kitchen and shower room. The apartment further benefits from a private entrance door, large storage area and residents parking bays. An internal viewing is essential to appreciate all the apartment has to offer.

Tenure: To be confirmed.

Maintenance Charge/Ground Rent: We understand the maintenance charge/ground rent is currently £240.40 per month.

Council Tax Band: C





Approximate Area = 664 sq ft / 61.6 sq m  
Outbuilding = 45 sq ft / 4.2 sq m  
Total = 709 sq ft / 65.8 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 located within close proximity to a convenience store, pharmacy, Middleton Medical Centre and bus routes. Bognor Regis town centre is a short distance, where a mainline railway station to London Victoria can be found and the A27 provides easy access across the Coast to Brighton to the East and Southampton to the West.

What3Words ///utbid.shampoo.timed

18/06/24



To arrange a viewing call **01243 587687** View details online at [henryadams.co.uk](http://henryadams.co.uk)