







## 19 Greenfields, Middleton-on-Sea

A quality purpose built apartment at the centre of the Middleton village, close to shops and a short distance to the beach.



- ▶ **Quality Purpose Built Apartment**
- ▶ **886 Sqft of Accommodation**
- ▶ **First Floor with Lift Access**
- ▶ **2 Double Bedrooms**
- ▶ **2 Bath/Shower Rooms**
- ▶ **Spacious Sitting/Dining Room**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Nearby Garage with Power**
- ▶ **Long Lease & Shared Freehold**
- ▶ **No Onward Chain**

Forming part of the popular Berkeley Homes Greenfield development, built circa 2001, this well presented first 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 with lift and stairs to the first floor. Once inside the apartment, the accommodation measures 886 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. Towards the rear of the building are the spacious sitting/dining room and the principal bedroom which also has fitted storage as well as an en-suite shower room.

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.

Council Tax Band: D

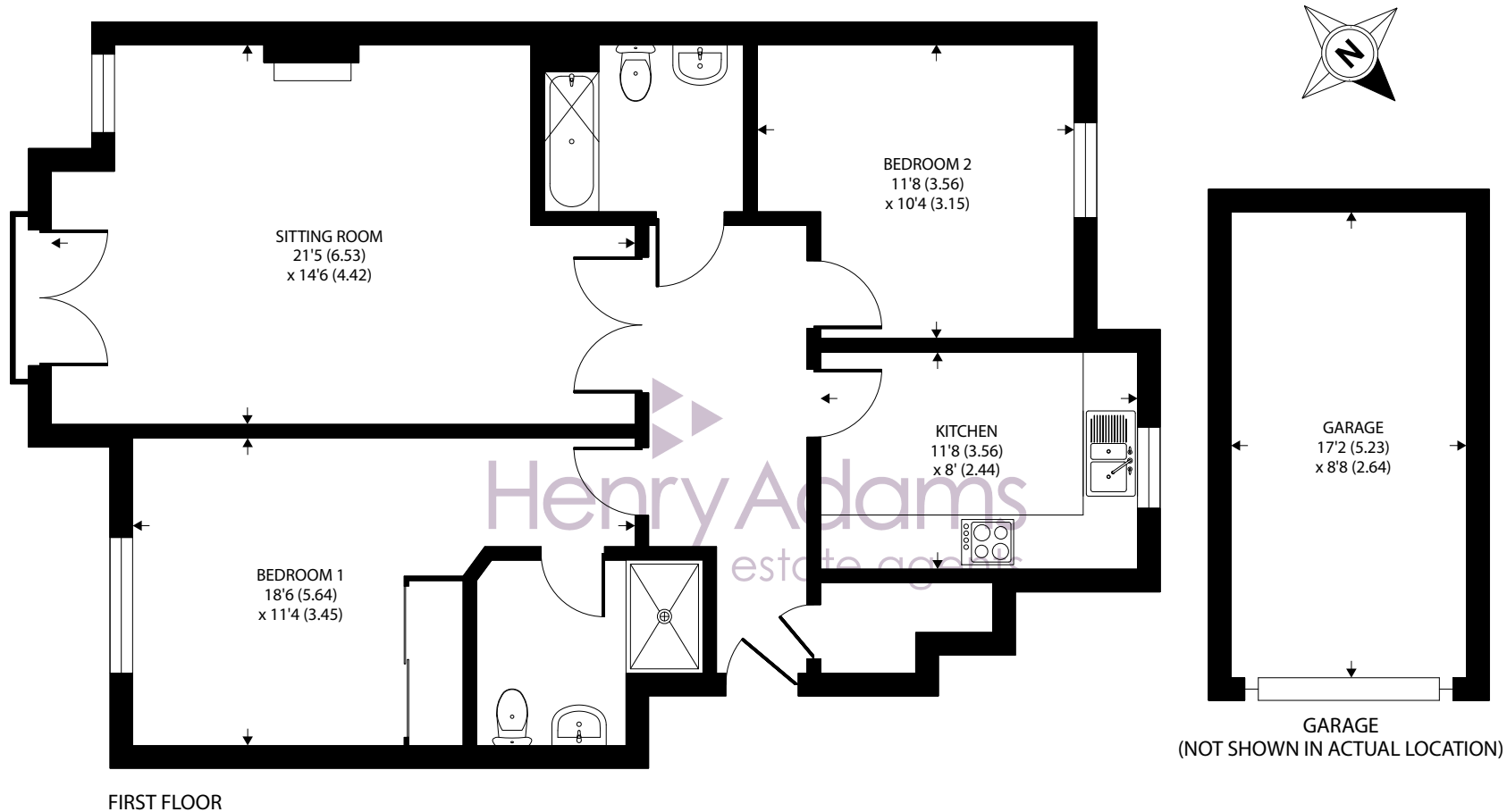












Approximate Area = 886 sq ft / 82.3 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1035 sq ft / 96.1 sq m

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.



Tenure: Share of freehold. We understand there is a 999 year lease from 1st October 2000.

Maintenance Charge: We understand the maintenance charge is approximately £3,462 p.a.

### 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. 08/07/24

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