



## 5 Kingfisher Court, Shrubbs Drive, Middleton-on-Sea

A ground floor age restricted apartment in the heart of Middleton-on-Sea village.



- ▶ Retirement Apartment
- ▶ Ground Floor
- ▶ 2 Bedrooms
- ▶ Communal Facilities
- ▶ On-Site Manager
- ▶ Age Restricted (60 years plus)
- ▶ No Onward Chain
- ▶ Shower Room
- ▶ Communal Garden Space
- ▶ Close to Local Shops

Situated in the centre of Middleton village is this two bedroom, age restricted, ground floor apartment. The property is offered for sale with the advantage of no onward chain and ideally located for the village amenities.

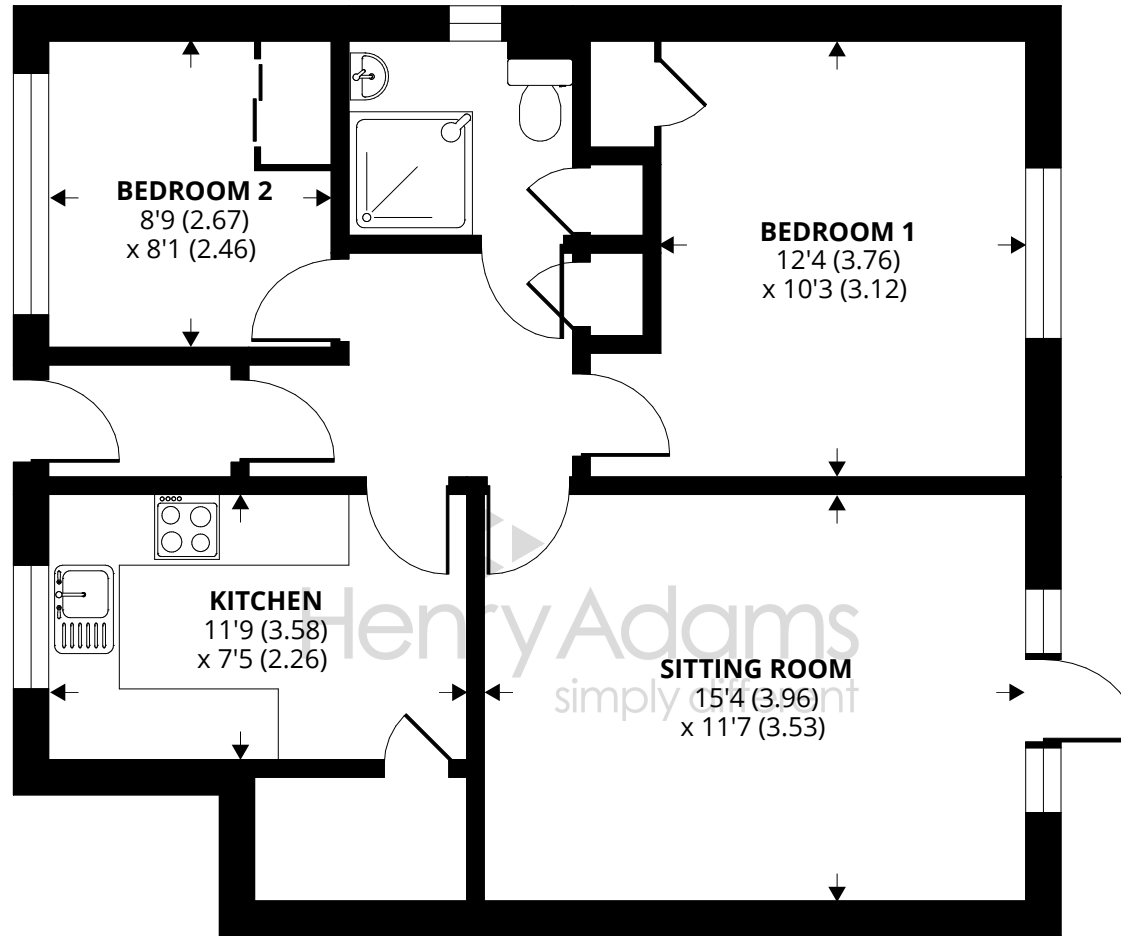
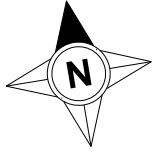
The property benefits from a spacious kitchen with large larder cupboard, two bedrooms with built-in storage, modern shower room and a sitting room, which has a door leading out to a small patio area and communal gardens. Externally, there is parking available for residents and visitors. There are also well-kept communal gardens, a laundry room and lounge/meeting room. This property also has the added benefit of a house manager on site.

Tenure. Leasehold. We understand there is approximately 151 years remaining on the lease.

Maintenance charge. We understand the maintenance charge to be approximately £1,990.74 p.a. from 1st January 2025 to 31st December 2025.

Council Tax Band: C





**GROUND FLOOR**

Approximate Area = 649 sq ft / 60.3 sq m

For identification only - Not to scale



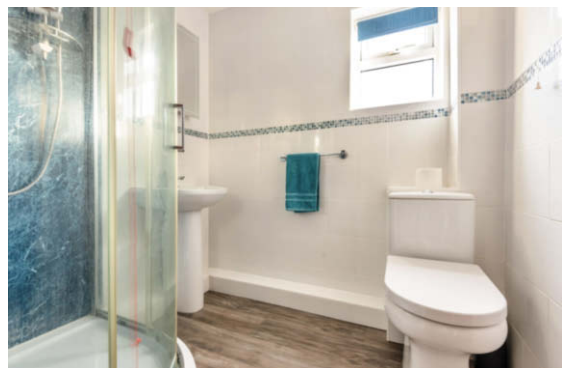
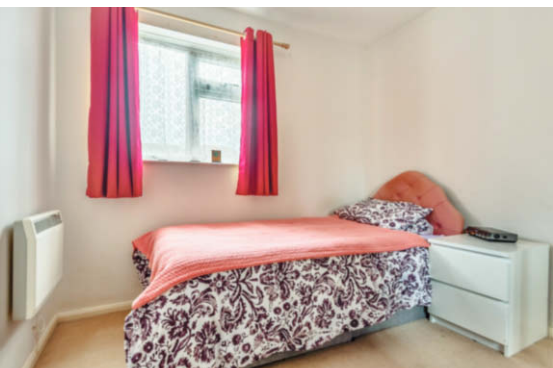
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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

Kingfisher 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.

What3Words ///chap.bats.combining

18/11/24



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