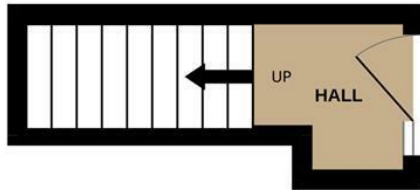


Flat 17 Nightingale Court, Shrubbs Drive, Middleton-on-Sea, Bognor Regis,  
West Sussex, PO22 7SU  
£110,000 - Leasehold

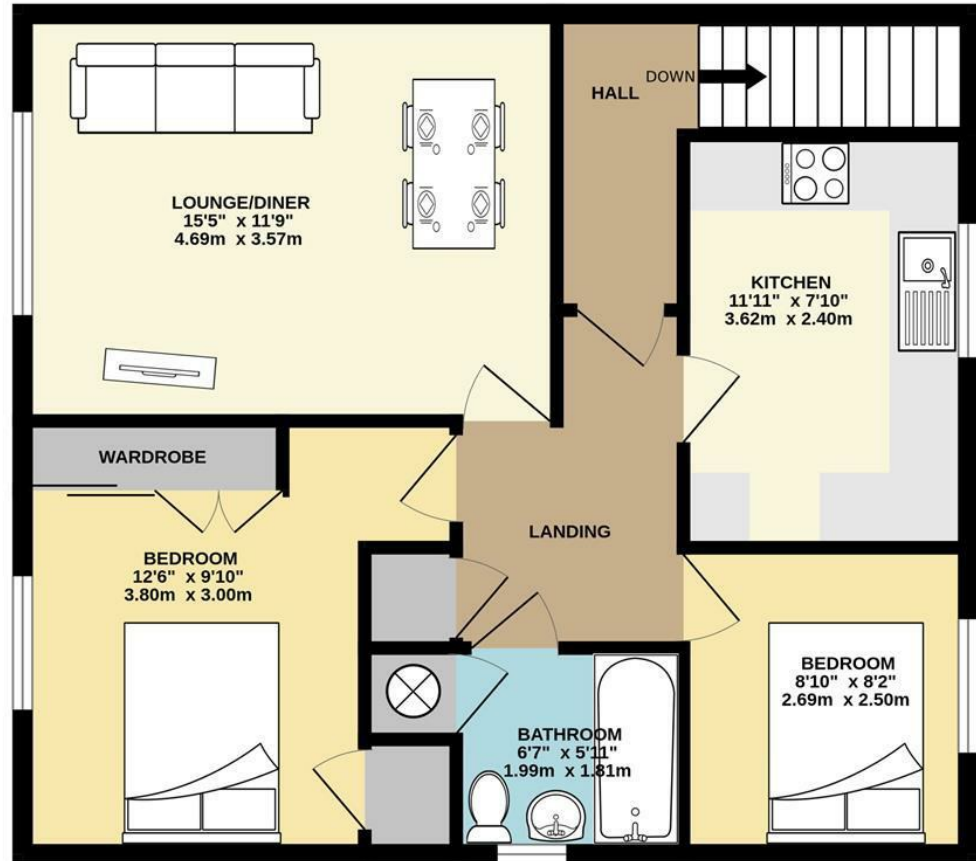
**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
44 sq.ft. (4.1 sq.m.) approx.



FIRST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- 1st Floor Retirement Apartment with STAIR LIFT and NO FORWARD CHAIN
- Large Lounge/Diner and Kitchen
- 2 Bedrooms
- Bathroom
- uPVC Double Glazing and Electric Heating
- Own Private Entrance Door
- Some Updating Required
- Resident's Parking and Communal Gardens
- The development is restricted to persons 60 years of age and above
- Conveniently Situated within 400 Yards level walk of Middleton-on-Sea Village Centre, Bus Routes and the Seafront



The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**Length of Lease**

189 Years from 1st July 1984 - 149 Years Remaining.

**Annual Service Charge**

£1953.48 per year

**Annual Ground Rent**

Nil



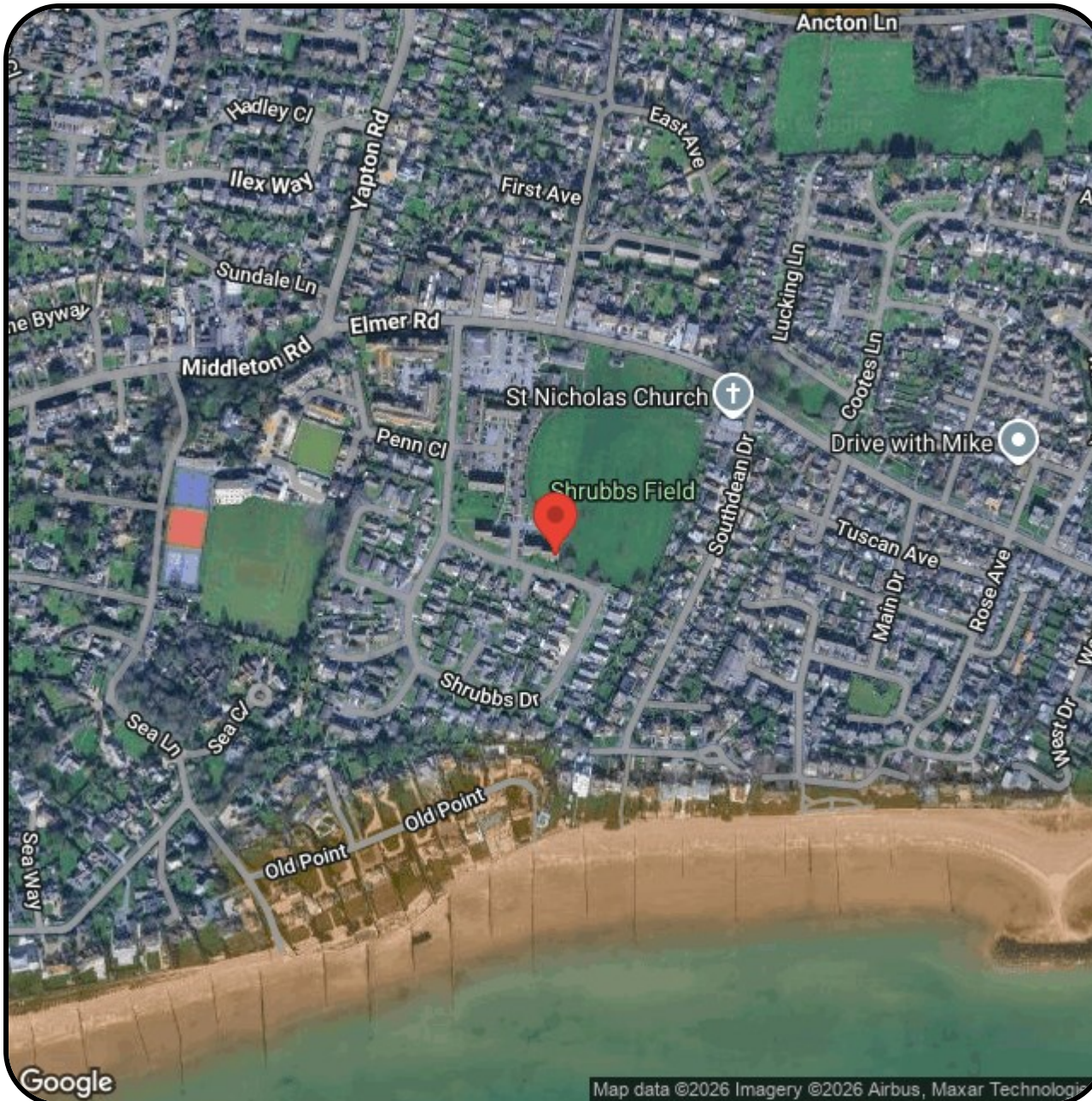
# FARDELL

## ESTATE AGENTS

79 Aldwick Road  
 Bognor Regis  
 West Sussex  
 PO21 2NW  
 01243 869991

[sales@fardells.com](mailto:sales@fardells.com)

<http://www.fardells.com>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band C