

MEADOW COURT

Priestley Way

Middleton-on-Sea, West Sussex



£115,000 Leasehold

1 Bedroom ground floor retirement apartment with door to gardens & private off-road parking

FEATURES:

- Well-presented apartment
- Modern fitted kitchen
- Dual Aspect Open plan sitting dining room
- Walk in wet room
- Off-road parking – private to residents
- Walking distance to shops, amenities & beach
- Offered for sale with no forward chain

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SITUATION

Meadow Court consists of 34 units and is situated on Priestley Way, Flansham Park. It is a short walk to the centre of Middleton-on-Sea village and there is a bus stop close by at the end of Priestley Way. In the village you can find a butchers, post office, shops, hairdressers and fish and chip shop. The town of Bognor Regis which is just over a few miles away has superb transport links by car, train and bus including direct rail links from Bognor Regis to London and boasts a traditional beach with seafront promenade and a pier. There is a cinema, theatre, many shops, schools, recreational parks and a university. Chichester and Littlehampton are within a 7-mile radius and the nearby Goodwood Estate is renowned for its motor and equine events. The beautiful South Downs with its National Park status also offer a host of leisure and outdoor pursuits and activities.



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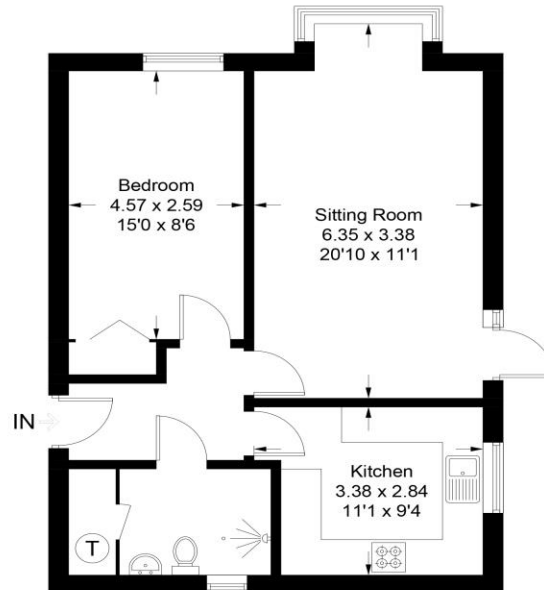
DESCRIPTION

7 Meadow Court is a well-presented ground floor apartment in a quiet residential retirement development. Entrance is via a communal entrance hall and this leads to the private front door. This opens into the entrance hall and from here all rooms can be accessed. The double aspect living dining room has a door out onto a small patio and then to the communal gardens. The double bedroom has a built-in wardrobe and the wet room was installed in 2017. The modern fitted kitchen has a built-in electric oven and space for a fridge and freezer. Outside of the property is a private driveway with off road parking and visitor parking. Across the development is a laundry for resident's use. Meadow Court is an age restricted property (55 years) and No.7 is being offered for sale with no forward chain.



FLOOR PLAN:

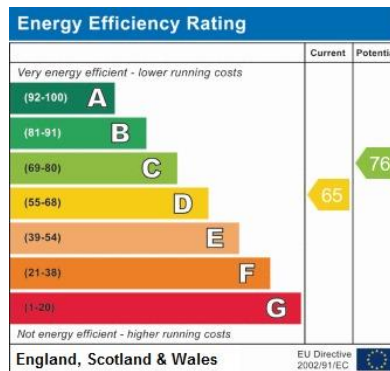
Approximate Gross Internal Area = 54.1 sq m / 582 sq ft



Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID761295)



Address:

7 Meadow Court, Priestley Way, Felpham PO22 6RP

LEASE: Currently 86 years. The owner informs us a new lease of 99 years will be renewed on purchase.

MAINTENANCE & SERVICE CHARGES: The seller advises us that the annual Maintenance & Service Charge is currently £170.45 per month.

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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