



51 Kingfisher Court, Middleton on Sea

Guide Price £120,000

51 Kingfisher Court

- First Floor Retirement Apartment
- Southerly Aspect From Sitting Room & Bedroom One
- Modern Fitted Kitchen
- Two Bedrooms
- Residents' Lounge & Laundry Facilities
- Resident Management Staff & Careline Alarm Service
- 147 Years Remaining on the Lease
- Views Over Communal Greensward
- No Onward Chain

Situated within the ever-popular Kingfisher Court, this two bedroom retirement apartment is located on the first floor and enjoys a pleasant outlook over the communal greensward.

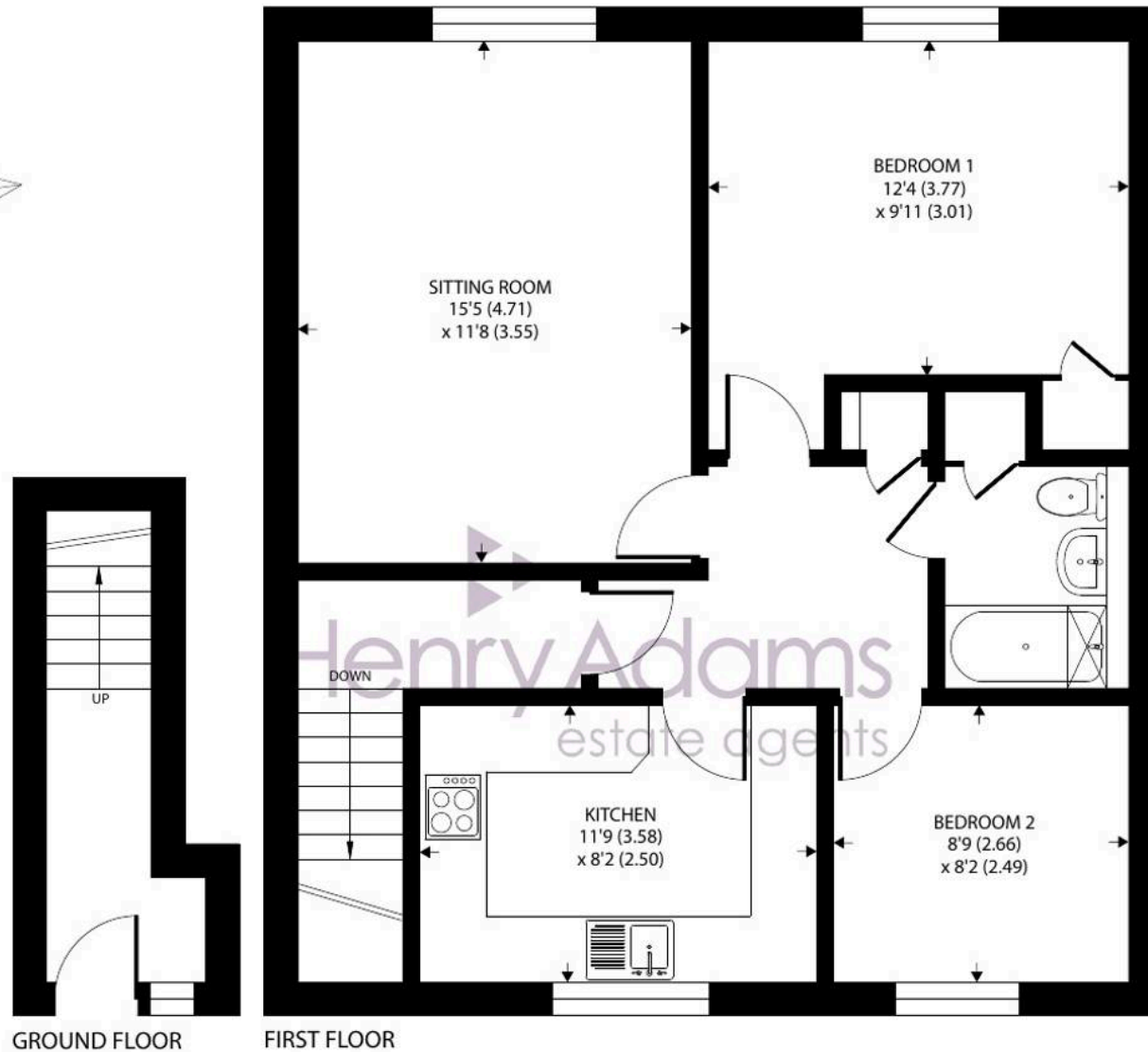
The apartment benefits from a southerly aspect from both the sitting room and principal bedroom, allowing for an abundance of natural light throughout the day and creating a bright and welcoming living environment. The accommodation comprises a good size sitting room, a modern fitted kitchen, two bedrooms and a bathroom.

Kingfisher Court offers a comfortable and secure lifestyle for residents, with resident management staff and a Careline alarm service providing added peace of mind. Residents also benefit from communal facilities including a residents' lounge and laundry room, encouraging a friendly and sociable community atmosphere.

The property is offered with 147 years remaining on the lease and is available with no onward chain.







Kingfisher Court, Bognor Regis

Approximate Area = 733 sq ft / 68 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1423719

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.

What3 Words [///searcher.streak.defenders](https://www.what3words.com/searcher/streak.defenders)

Tenure: We understand there is 189 year lease from 01/07/1984.

Maintenance Charge: TBC

Ground Rent: TBC

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





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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.