



## 2 bed retirement property to buy in PO22

Kingfisher Court, Bognor Regis, West Sussex, PO22 7ST

**£90,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Stair Lift
- ✓ Replacement Shower Room
- ✓ Retirement Property - 60 years +
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

When one reaches a 'certain' age, the priorities of property ownership can change. Gone is the need for large gardens, extraneous accommodation and inconvenient garden requirements, and in comes the combined needs of security, ease of maintenance, and often, affordability. This is where this PURPOSE BUILT TWO BEDROOM FIRST FLOOR FLAT comes into its own. The flat offers all of these stated requirements and in addition, the convenience of a location within walking distance of nearby Health Centre, One Stop shop and bus services. Middleton Village centre and Post Office lie within half a mile with Bognor town centre some 3 miles to the west. With uPVC framed double glazing and night storage heating plus on site Manager with guest suite, laundrette and the use of communal lounge, why not contact May's and make an appointment to view – this could be your opportunity for comfortable retirement.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 58

Annual Ground Rent Amount: £1.00

Annual Service Charge Amount: £1,990.00

Price: Starting Bid £90,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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