



First Floor

Total Approx.Floor Area 517 ft² ... 48.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.  
Prepared by 1st Image 2025

**Tenure: LEASEHOLD** – We are advised that there are approximately 100 years remaining on the lease (125-years from 1/3/2001).

**Maintenance Fee:** approx. £4000.00 per annum.

**Ground Rent:** £800.00 per annum.

**Energy Efficient Rating: B | Council Tax Band: B**

**You are advised to have the above information verified by your legal representative at your earliest opportunity.**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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**27 Buckingham Court, Shrubbs Drive,  
Middleton-on-Sea, Bognor Regis, PO22 7SE  
£110,000 (Leasehold)**

**Glyn-Jones**



**A purpose-built retirement apartment, pleasantly located on the first floor of the popular Buckingham Court development.**

Internally, the property is configured with one sizeable double bedroom benefiting from built-in storage; a spacious living room, with picturesque outlook over communal gardens; fitted kitchen; and a bathroom/WC.

Additional benefits include a large airing/storage cupboard off the entrance hall; double glazing; emergency pull cord and security entry phone systems; LIFT SERVICE; access to an extensive range of communal facilities including resident's lounge/kitchen, laundry room, and well-maintained communal gardens; non-allocated parking; and the added peace of mind of a house manager.

AGENT'S NOTE: Residents are required to be aged 55-years+



At an Average rating of

**4.9/5** ★★★★★



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27 Buckingham Court, Shrubbs Drive, Middleton-on-Sea, PO22 7SE  
£110,000 (Leasehold)



“...a spacious living room, with picturesque outlook over communal gardens...”



Buckingham Court is most conveniently situated for access to local shops, Middleton Medical Centre, and bus routes that operate along neighbouring Elmer Road. Shrubbs Field, St Nicholas Church, and Middleton Sports Club can also be found in very close proximity.

Notably, Middleton-on-Sea's scenic beach front is located within only 0.5 mile's distance, whilst the town centre of Bognor Regis, with shopping precinct and mainline railway station, can be found in approximately 3-miles.

