

TURRET HOUSE

Limmer Lane

Felpham, West Sussex



£256,000 Leasehold

2 Bedroom first floor apartment within a few minutes' walk of the village centre and beach

FEATURES:

- Immaculately presented
- Fitted kitchen opening to the dining area
- Large double aspect sitting room
- 2 Bedrooms with pleasant outlook
- Light and bright family bathroom
- Off-road parking & communal gardens
- Walking distance to all village amenities & beach

TURRET HOUSE

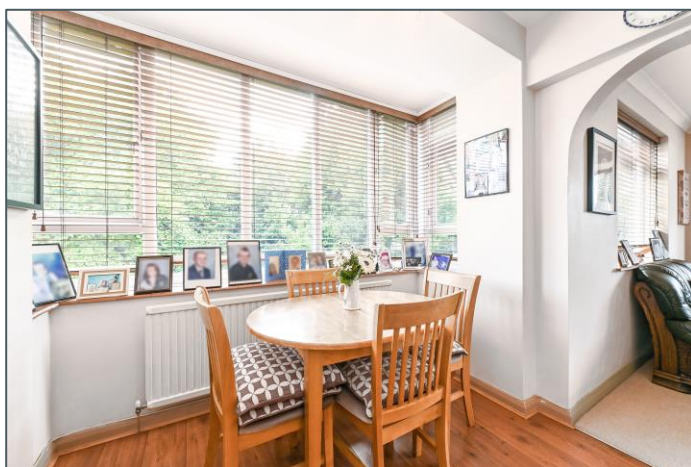
Limmer Lane

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SITUATION

The property is situated in the heart of Felpham village, just a few minutes' walk to the beach and village centre where you can find wide ranging amenities and a choice of schools, shops & public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis and Arundel and Chichester are located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



TURRET HOUSE

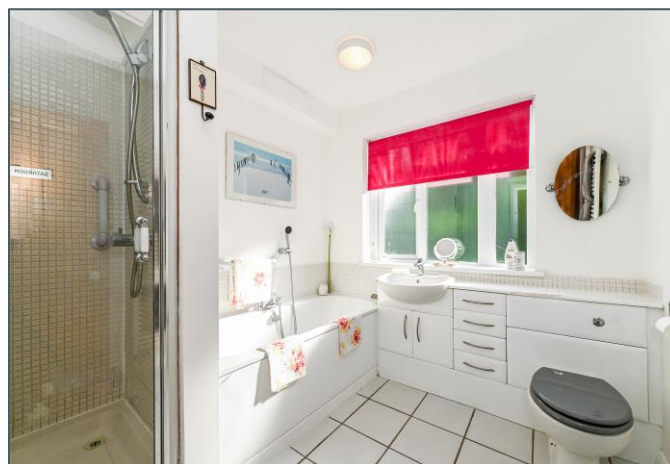
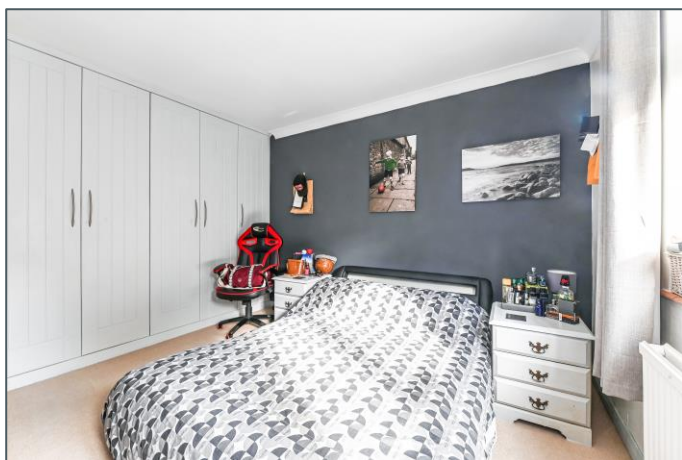
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DESCRIPTION

Flat 19 Turret House is a spacious, light, bright first floor apartment. Entrance is via a communal entrance hall and a staircase to the landing and then the private front door. This opens into the internal entrance hall and from there, doors to all rooms. Bedroom 2, a small double, has built-in wardrobes. Bedroom 1, of a good size, also has a range of fitted wardrobes and there is a spacious bathroom with separate shower. The modern fitted kitchen diner measures 17ft and from the dining area there is a pleasant outlook over the gardens. The sitting room with square bay window has a fireplace and access back into the kitchen diner and entrance hall. Turret House is approached via a private driveway from Limmer Lane with a resident parking area to the rear of the properties. The south facing communal gardens are mainly laid to lawn with pathways and established borders. We would highly recommend a viewing to appreciate the space and sought-after location of Turret House.



FLOOR PLAN:

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

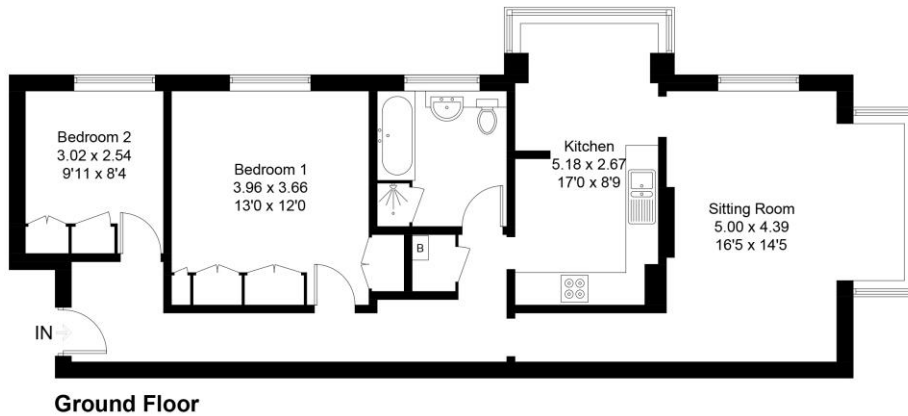
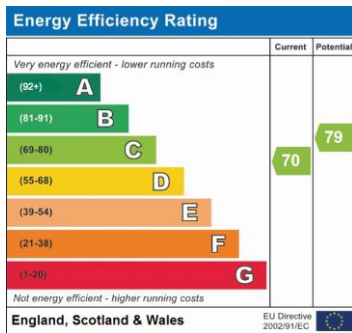


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1006877)



LEASE: We understand from our vendor that the lease currently has 104 years remaining

MAINTENANCE & SERVICE CHARGES: The seller advises us that the Service Charge is currently £1,352.94 per year, payable half yearly.

GROUND RENT: £100 per annum, payable half yearly.

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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