

TURRET HOUSE

Limmer Lane

Felpham, West Sussex



£260,000 Leasehold

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

FEATURES:

- Immaculately presented
- Fitted kitchen dining room
- Large south facing, double aspect sitting room
- 2 double bedrooms
- Good size bathroom
- Off-road parking, single garage & communal gardens
- Walking distance to all village amenities & beach

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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.



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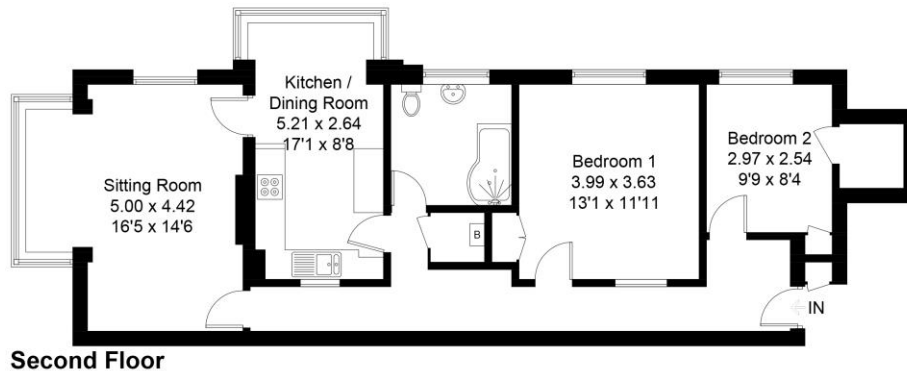
DESCRIPTION

Flat 24 Turret House is a spacious and bright second floor apartment with lovely views across the village. Entrance is via a communal entrance hall and a staircase to the second-floor 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 a large walk-in wardrobe and Bedroom 1, of a good size, also has a double cupboard. Both bedrooms have views across Felpham. There is a spacious bathroom with W.C. The modern fitted kitchen dining room measures 17ft in length and has a large, square, bay window and leads into the light and bright, south facing, double aspect sitting room which also has a large square bay window. Turret House is approached via a private driveway from Limmer Lane with a resident parking area to the rear of the properties where the garage for No.24 can be found. The pretty, communal gardens are mainly laid to lawn with pathways and established borders. We would highly recommend a viewing to appreciate the space and central village location of Turret House.



FLOOR PLAN:

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft
 External Cupboard Area = 0.2 sq m / 2 sq ft
 Total = 83.1 sq m / 894 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1029513)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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