

For a traditional, personal and professional service

64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



Flat 4 Turret House
Limmer Lane, Bognor Regis,
PO22 7EN

£310,000 Leasehold

www.maysagents.co.uk



What attracts people to Felpham ? Some came here for holidays when they were young, some happen upon the village when meandering along the coast road, and some are introduced by friends. Some move back in later life, and some move just because the prices are right !! But whatever the reason most people, when they get here, like to stay. They appreciate the sea, the air and the flat coastal plain. They appreciate the local leisure activities, the proximity of the larger towns and of course the Downs. If you want to sample the character of Felpham why not look at this **PURPOSE BUILT 2ND FLOOR MAISONETTE**. Located in the walled gardens of **Turret House**, this property offers spacious accommodation right in the heart of the village and boasts not only a **replacement Kitchen but gas fired central heating too. 3 Double Bedrooms, a Bathroom and Shower plus a separate Sitting and Dining Room** provide the generous accommodation rarely found in a flat today. Make an appointment to view and you too could become part of the ""Felpham Community".

COMMUNAL HALL:

with staircase to 2nd floor Landing with rubbish chute.

PRIVATE HALL:

Glazed panelled door; radiator; understairs storage cupboard; further storage cupboards; telephone point.

SITTING ROOM: 20' 9" x 10' 10" (6.32m x 3.30m)

A south facing room with window overlooking the communal gardens; radiator; T.V. aerial point; door to Bedroom 1; glazed double doors opening to:

DINING AREA: 10' 0" x 7' 6" (3.05m x 2.28m)

Radiator; opening to:

KITCHEN: 9' 9" x 8' 3" (2.97m x 2.51m)

Recently re-fitted with range of floor standing drawer and cupboard units having quartz worktop above plus matching wall mounted cabinets over; inset stainless steel sink; integrated electric oven with induction hob above; integrated dishwasher; space and plumbing for automatic washing machine; integrated fridge freezer; ladder style heated towel rail.

BEDROOM 1 14' 0" x 11' 6" (4.26m x 3.50m)

to face of fitted wardrobe cupboard; radiator; door to living room.

BATHROOM:

A fully tiled suite comprising of panelled bath with glazed shower screen and independent shower mixer; wash basin inset in vanity unit with twin cabinet beneath; ladder style heated towel rail.

W.C.:

Close coupled W.C.; wash hand basin.

LANDING

BEDROOM 2 17' 1" x 10' 10" (5.20m x 3.30m)

(Maximum Measurements) wardrobe cupboard; radiator.

BEDROOM 3: 18' 9" x 8' 6" (5.71m x 2.59m)

(Maximum Measurements) Radiator; door to roof storage space.

SHOWER ROOM:

A fully tiled suite comprising of corner shower cubicle; close coupled W.C.; wash basin inset in vanity unit with twin cabinet beneath.

OUTSIDE AND GENERAL

GARDENS:

The development is surrounded by communally maintained lawns, rose and shrub beds, plus meandering paved pathways bisecting the lawns.

LEASE DETAILS:

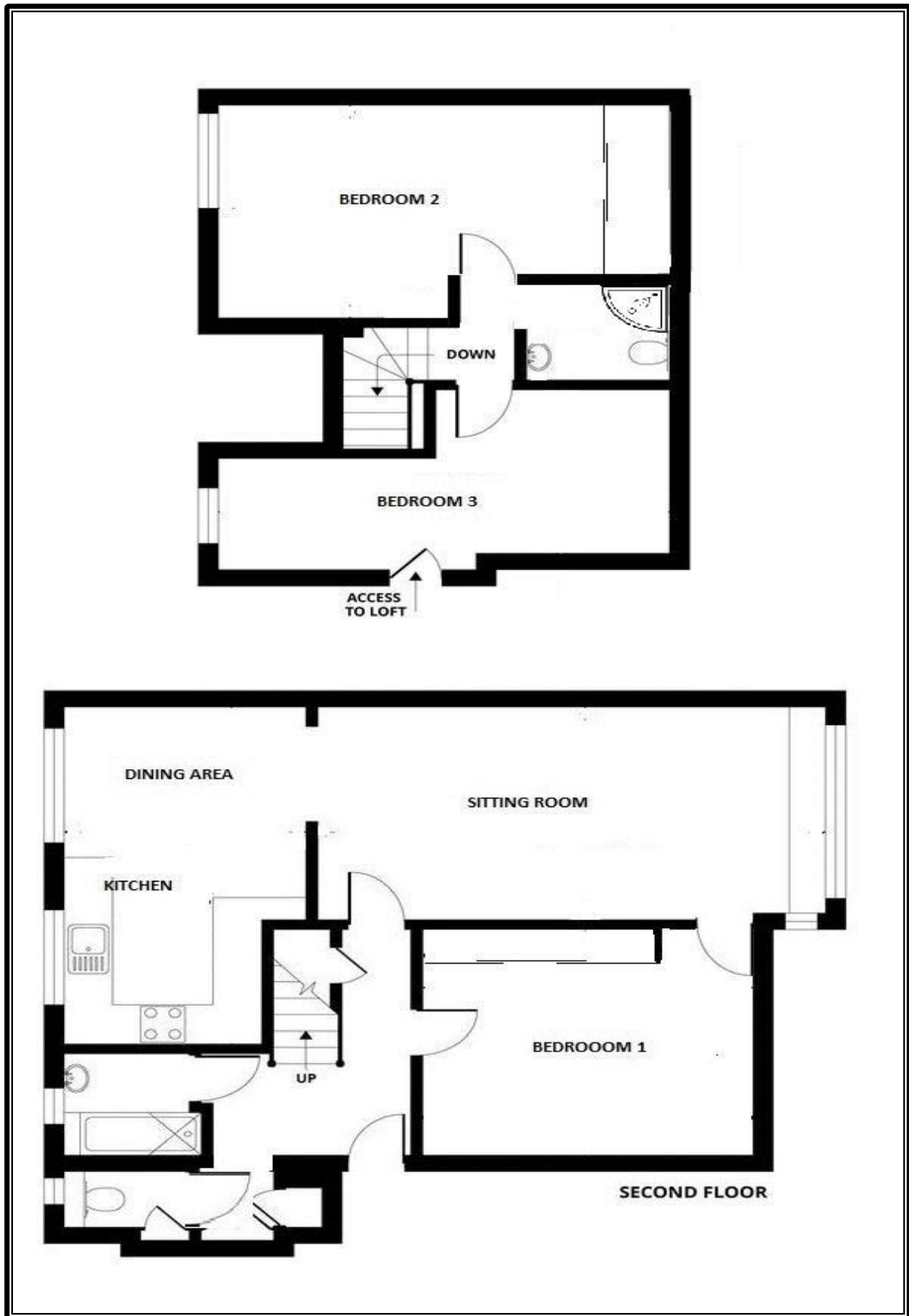
TENURE: Balance of 145-year lease from July 2005.

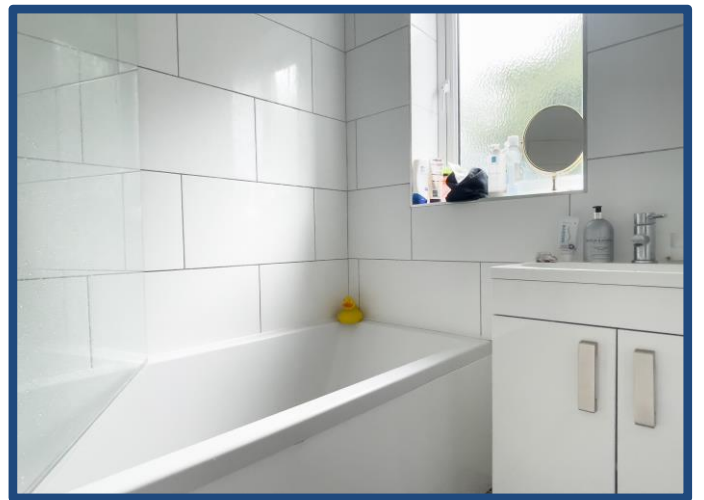
SERVICE CHARGE: Currently £1,600.00.

GROUND RENT: £100.00.

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

Directions: From May's village centre office proceed north to the Church, turning right into Limmer Lane, where the entrance to Turret House will be seen on the left between high flint walls. The flat is found in the far block at the western end





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.