

For a traditional, personal and professional service

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£169,950 Leasehold**

**28 Gateway Lodge Felpham Road**  
**Felpham, Bognor Regis, PO22 7NS**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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Felpham is an area renowned for the retirement benefits. Situated on the flat coastal plain, with a thriving village centre blessed with a variety of shops, the leisure centre and pool, plus a number of local activity groups, one of the main draws is the beach located within approximately 400 yards. If you are of retirement age and are looking for something in the heart of "things" this **PURPOSE BUILT GROUND FLOOR RETIREMENT FLAT** could well be for you. Featuring the benefit of Gas Fired Central Heating and uPVC framed Double Glazing plus Resident Manager with a central control monitoring security system for peace of mind. For an appointment to view, contact **May's**. - this could be your chance to be part of the village centre community.

**Directions:** From May's village centre office the development will be seen almost opposite.

**ACCOMMODATION**

uPVC framed double glazed door to

**ENTRANCE LOBBY:**

with consumer unit, glazed panel door to:

**LIVING ROOM:** 18' 7" x 13' 0" (5.66m x 3.96m)

narrowing to 8'10 in dining section, two radiators; T.V. aerial point; telephone point; security call system; coved ceiling; door to:

**KITCHEN:** 10' 6" x 6' 4" (3.20m x 1.93m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edge worktop above and matching wall mounted cabinets over; tiled splash backs; concealed "Glow Worm" wall mounted gas fired boiler providing central heating and domestic hot water; inset stainless steel

sink, space and plumbing for automatic washing machine; ceramic hob and eye level electric oven; space for fridge freezer; airing/storage cupboard .

**INNER LOBBY:**

with double fitted cloaks storage cupboard; doors to:

**BEDROOM 1:** 15' 6" x 8' 10" (4.72m x 2.69m)

radiator.

**BEDROOM 2:** 11' 8" x 6' 4" (3.55m x 1.93m)

the former reducing to 10'0 to face of fitted wardrobe cupboard; radiator.

**SHOWER ROOM/W.C.:**

with fully tiled walls; walk in glazed cubicle with "Mira" electric shower unit; wash basin inset in vanity unit with twin cabinet beneath; low level W.C. with concealed cistern; fitted medicine cabinet; extractor fan; ladder style heated towel rail.

**GARDENS:**

The development is surrounded by, gardens combining areas of lawn with flower and shrub beds plus meandering pathways providing access to central seating.

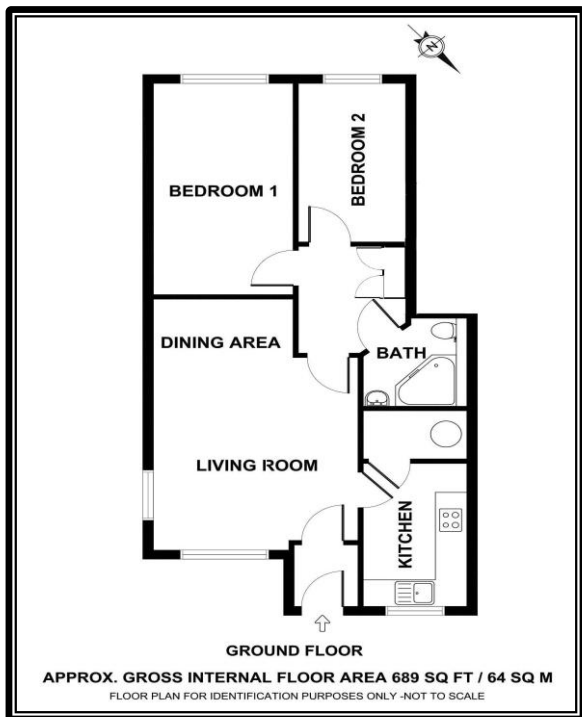
**PARKING:**

There are a number of residents parking spaces available on a "first come first served" basis. Visitors parking is available in the adjacent car park.

**LEASE DETAILS:**

**TENURE:** The property is held on a 125 year lease which at the time of writing has some 88 years remaining. **SERVICE CHARGE:** As of April 2023 we understand this to be levied at £243.29 Per Month. This is Reviewed annually. To include: Maintenance of Communal Gardens, Buildings Insurance, Water Charges, External Decoration, Provision of Resident Manager , plus 24 hour emergency cover.

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.



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.