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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£119,950 Leasehold

**34 Meadow Court Priestley Way
 Middleton On Sea, Bognor Regis, PO22 6RP**

www.maysagents.co.uk



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Are you planning for your future ? Well this **PURPOSE BUILT FIRST FLOOR RETIREMENT APARTMENT** could be worth looking at. This property forms part of this established 'later years' development, managed by Housing 21. The apartment has the benefit of **uPVC framed double glazing and updated electric radiators**, whilst there is a **communal laundry facility plus 24 hour helpline**. The development is set in communally maintained gardens and located within approximately **800 yards of Middleton Village, 100 yards of the Health centre, and some 50 yards further to the 'bus stop**. If you are looking for this type of property, you should contact **May's** for an appointment to view - after all you won't know until you look inside.

Directions: From May's village centre office, proceed north to the traffic lights turning right into Felpham Way. At the roundabout take the second exit into Middleton Road and then second left into Flansham Park. From here take the second right into Priestley Way where the development will be seen on the left hand side.

ACCOMMODATION

RECESSED PORCH:

With door to:

COMMUNAL HALL:

and staircase to first floor landing, door to:

PRIVATE HALL:

Double meter/storage cupboard; 'Fischer' radiator; security entry phone system.

LIVING ROOM: 20' 7" x 10' 10" (6.27m x 3.30m)

Into bay; a double aspect room, with 'Fischer' electric radiator; T.V. aerial point; telephone point; security alarm cord, serving hatch to:

KITCHEN: 9' 6" x 9' 3" (2.89m x 2.82m)

plus door recess (maximum measurements over units). With range of floor standing drawer and cupboard units, having roll edge worktop above and matching wall mounted cabinets over; polycarbonate sink, plus space for appliances; security alarm cord.

BEDROOM: 14' 10" x 8' 5" (4.52m x 2.56m)

narrowing to face of fitted bedroom furniture; further built in double wardrobe cupboard; security alarm cord.

SHOWER ROOM/ W.C.:

fully tiled; shower cubicle with glazed sliding screen; close coupled W.C.; wash hand basin inset in vanity unit with twin cabinet beneath; ladder style heated towel rail; security alarm cord; airing cupboard housing electric water heater.

OUTSIDE AND GENERAL

GARDENS:

Surrounding the MEADOW COURT development are the landscaped Communal Gardens. All of the properties are surrounded by lawns and a central feature of paved terracing, rustic pergola, circular raised brick flower beds and a sheltered seating area.

RESIDENTS AND VISITORS CAR PARKING FACILITY.

COMMUNAL LAUNDRY:

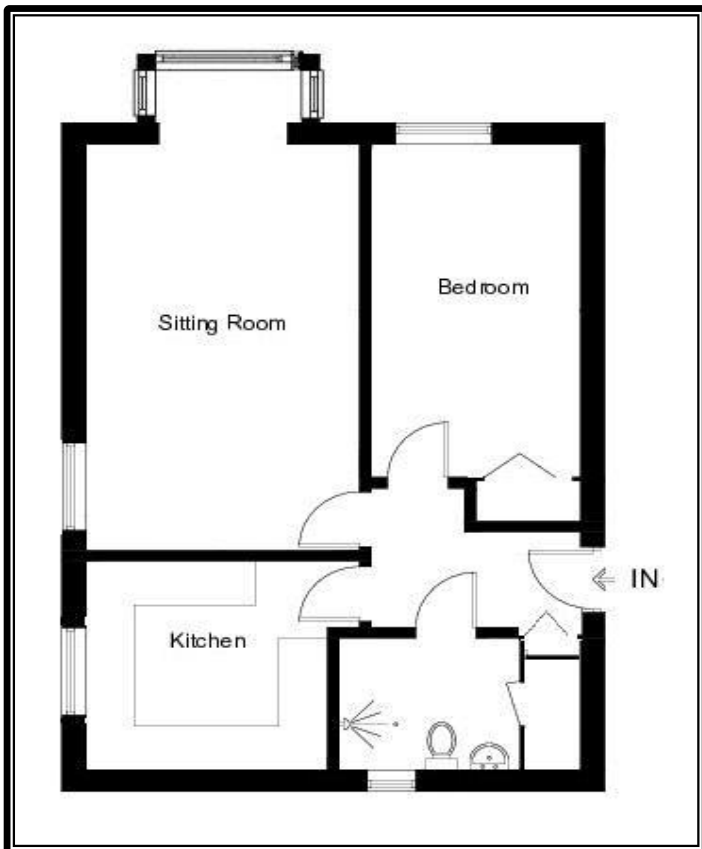
LEASE DETAILS:

TENURE: A new 99 year lease will be granted on commencement of occupation.

Service Charge: £202.30 Per Month

This figure covers the following: • Warden Charges • Garden Maintenance • Building Insurance • Communal Maintenance • Cleaning of Communal Parts

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.