



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£175,000 Leasehold

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

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

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When considering a move for retirement what are the main considerations, apart from “how much” ? The first is possibly proximity of facilities, the second may be availability of public transport and of course there is always the concern over the type of community that exists within any given development. Fortunately this **PURPOSE BUILT FIRST FLOOR RETIREMENT APARTMENT** scores highly on all of these counts. With the benefit of **Gas Fired Central Heating, uPVC framed double glazing, resident manager and 24 hour emergency cover** this development has become one of the more popular retirement locations in the area. With a larger than average Living Room, and a southerly aspect, this particular unit requires internal inspection to fully appreciate the subtle differences to the layout. For an appointment to view, please telephone **May's**.

Directions: From May's village centre office the development can be seen on the opposite side of the road. This particular property is located at the southern end.

ACCOMMODATION

ENTRANCE LOBBY:

With leaded light double glazed composite door plus staircase and chair lift to:

FIRST FLOOR LANDING:

door to:

LIVING ROOM: 19' 6" x 16' 6" (5.94m x 5.03m)

(maximum measurements). 2 radiators; TV aerial point; security alarm system; door to:

KITCHEN: 10' 0" x 6' 6" (3.05m x 1.98m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having laminate work top, tiled splash backs and wall mounted cabinets above; inset stainless steel sink; plumbing for washing machine; gas and electric cooker points; radiator; wall mounted gas fired boiler.

INNER LOBBY:

leading to:

BEDROOM 1: 13' 6" x 11' 0" (4.11m x 3.35m)

The former narrowing to 11'0 to face of triple wardrobe unit; radiator.

BEDROOM 2: 10' 9" x 6' 2" (3.27m x 1.88m)

Radiator.

SHOWER ROOM/W.C.:

Fully tiled with glazed and panelled shower cubicle having pivot door; wash basin in vanity unit; close coupled W.C. with concealed cistern; heated towel rail; extractor fan; airing cupboard housing lagged hot water cylinder with immersion heater and slatted shelving; additional storage space.

OUTSIDE AND GENERAL

COMMUNAL GARDENS:

The development is surrounded by and encloses areas of communal gardens, laid to a combination of lawns, borders and paths. Immediately adjacent to the development is a bus stop, and opposite are a range of local shops with associated facilities. The Village and Church Halls are also nearby.

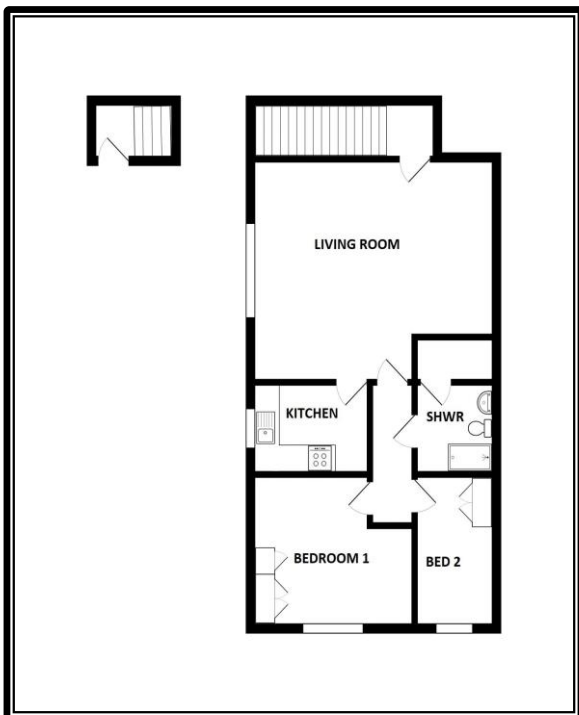
LEASE DETAILS:

TENURE: There is a balance remaining from a 125 year lease dating from September 1987. **SERVICE CHARGE::** As from April 2024 we understand that this is £308.88 per month and includes such items as Warden Salary, Gardening, Water Rates, Insurance, Window Cleaning, External Decoration and maintenance of Common 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

PARKING:

There are facilities for Resident's Parking available, whilst there is the Grassmere Close public Car Park adjacent to the development for visitors.



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.