

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		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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

£129,950 Leasehold

1 Meadow Court Priestley Way
Felpham, Bognor Regis, PO22 6RP

www.maysagents.co.uk



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When planning for your future, once one reaches a certain time in ones life (55 and over) you may decide that retirement accommodation is for you. And with this **PURPOSE BUILT SOUTH FACING GROUND FLOOR FLAT** you might well have the answer. Situated in a small block forming part of this well designed development located midway between the villages of Felpham and Middleton, within approximately 100 yards of Flansham Park Health centre, and 150 yards of the bus stop, with ready access to the beach convenience is a key benefit of this property. Carefully maintained over the years and with **replacement Shower Room fittings**, recent redecoration and newly laid carpets the flat also has **uPVC framed double glazing** and night storage heating. For peace of mind there is 24 hour emergency call facility whilst there is also an on-site manager to hand. Add to this the communal gardens and Laundrette and one can see that this could be your answer to forward planning. Contact **May's** for an appointment to view.

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

COMMUNAL HALL:

With security entryphone system; door to:

PRIVATE HALL:

Meter/Storage cupboard; night storage heater.

LIVING ROOM: 20' 6" x 11' 0" (6.24m x 3.35m)
(the former narrowing to 18'0).

A double aspect room, south and west, with feature electric living flame fireplace; night storage heater; uPVC framed double glazed door to patio and garden; serving hatch to:

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

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edge worktop, tiled splash backs and wall mounted cabinets over; inset polycarbonate sink; appliance space; space for fridge/freezer; BREAKFAST BAR; integrated electric oven with ceramic hob and cooker hood over.

BEDROOM: 15' 0" x 8' 6" (4.57m x 2.59m)

Double built in wardrobe cupboard.

SHOWER ROOM/W.C.:

With matching white suite comprising corner shower cubicle with glazed door fully tiled and with electric shower unit; wash basin inset in vanity unit; close coupled W.C.; shaver point; high level fan assisted heater; airing cupboard.

OUTSIDE AND GENERAL

COMMUNAL GARDENS:

Surrounding the 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 PARKING FACILITY

RESIDENTS LAUNDRY:

LEASE DETAILS:

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

SERVICE CHARGE: Currently £202.30 per month. The figure covers the following *Estate Manager Charges *Garden Maintenance * Building Insurance * Communal Maintenance * Cleaning of Communal Parts * External Window Cleaning



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.