



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£255,000 Leasehold

Flat 1, Havelock Court Havelock Close
Felpham, Bognor Regis, PO22 7AU

www.maysagents.co.uk



When visitors come to Felpham for the first time they are invariably struck by the feeling of "time warp", the echoes of an earlier age, when life was somewhat simpler and somewhat more leisurely. The seafront has avoided the "kiss me quick" atmosphere of nearby Bognor, whilst the village centre retains its quirky charm. There is a great variety of property ranging from the simplest artisan's cottages through to the imposing Manor House, and of this variety is this example of a **GROUND FLOOR FLAT**. Situated less than 300 meters from the beachfront and even less from the shops. Boasting a **private south facing garden, garage and allocated parking**, this property is not one to miss! Why not join us for the "quiet life" here in Felpham, contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE PORCH:

uPVC double glazed front door to:

HALLWAY:

Radiator.

KITCHEN: 10' 8" x 7' 0" (3.25m x 2.13m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset sink; integrated washing machine and fridge freezer; fitted eye level oven and microwave; gas hob with cooker hood over; gas fired boiler.

LIVING ROOM: 14' 3" x 10' 2" (4.34m x 3.10m)

TV aerial point; radiator; double glazed double doors leading out to the private south facing garden.

BEDROOM 1: 12' 8" x 9' 4" (3.86m x 2.84m)

Dual aspect; radiator telephone point.

BEDROOM 2: 9' 10" x 9' 4" (2.99m x 2.84m)

Dual aspect; radiator.

BATHROOM:

L-shaped bath with mixer tap and separate shower mixer, glazed screen; built in vanity unit with W.C. and hand basin; radiator; further ladder style towel radiator.

GARDENS:

The property has the benefit of a private south facing garden which has a maximum depth of approximately 17ft and a width of 30ft or thereabouts.

GARAGE: 18' 0" x 8' 6" (5.48m x 2.59m)

Approximate measurements. Of concrete sectional construction with metal up and over door.

ALLOCATED PARKING SPACE.

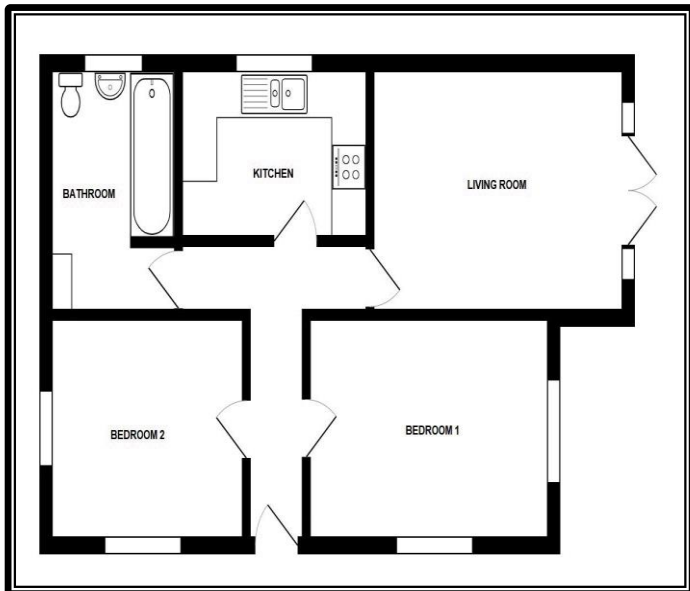
LEASE DETAILS:

We understand that the flat is held on a 99 year lease dating from 2013.

The annual Ground Rent payment is currently levied at £120.00.

The flat is liable to pay a 1/3 share of the external maintenance.

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.