



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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

£129,950 Leasehold

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

www.maysagents.co.uk



Often one of the issues associated with buying a **RETIREMENT FLAT** is the state of presentation. However, with this **PURPOSE BUILT FIRST FLOOR EXAMPLE** one need not worry for this flat is 'ready to move into' - in the opinion of this agent. With replacement Kitchen units and updated sanitary ware, the decor has been well maintained and additional wardrobe storage has been provided in the Bedroom. The flat is situated within this established development and has the benefit of **uPVC framed Double Glazing and Economy 7 Night Storage Heating**, whilst there is a communal laundry facility plus 24 hour security cover. 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. So if you are aged 55 + and would like to see for yourself the advantages this property may offer, why not telephone 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 entryphone system; staircase to:

FIRST FLOOR LANDING:

door to:

PRIVATE HALL:

Night storage heater; entryphone system; shelved broom/meter cupboard; trap hatch to roof space.

LIVING ROOM: 20' 9" x 10' 10" (6.32m x 3.30m)

the former into bay and reducing to 17'10". A double aspect room, south and west with views over the communal gardens; night storage heater; TV aerial point; serving hatch to:

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

(maximum measurements over units). Range of floor standing units with worktop, upstand and wall mounted cabinets over; inset stainless steel sink; space for automatic washing machine, fridge and freezer; integrated electric oven with ceramic hob and cooker hood over.

BEDROOM: 14' 9" x 8' 6" (4.49m x 2.59m)

With range of wardrobe cupboards flanking double bed space.

BATHROOM/W.C.:

With matching white suite of panelled bath having fully tiled surround, electric shower mixer and glazed screen; wash basin inset in vanity unit; low level W.C. with concealed cistern; heated towel rail; cupboard housing electric water heater plus slatted shelving; extractor fan; fitted medicine cabinet..

GARDENS:

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

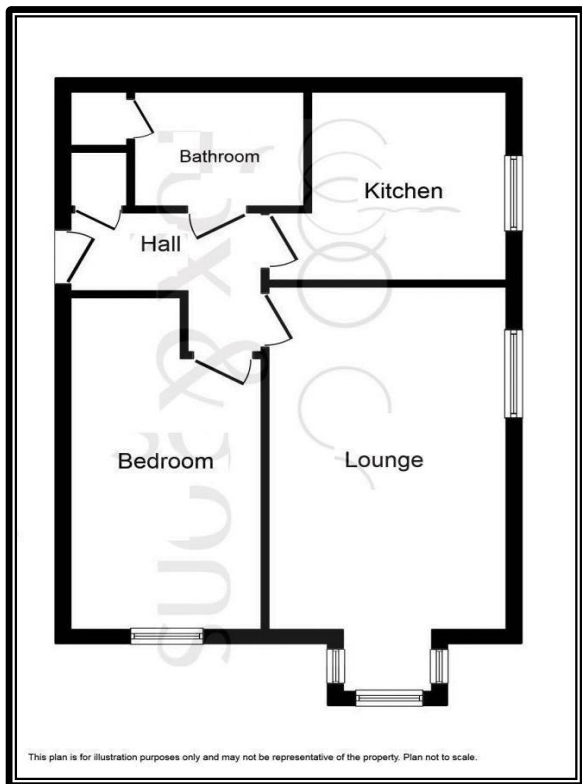
COMMUNAL LAUNDRY

LEASE DETAILS:

Tenure: It is understood that a new 99 year lease will be granted on commencement of occupation. **Service Charge:** A monthly charge of approximately £202.30 has been levied for the period April 24 to March '25. This figure covers the following: * Warden Charges * Garden Maintenance * Building Insurance * Communal Maintenance * Cleaning of Communal Parts

Please Note: At least one of the occupiers of this flat must be over 55 years of age.

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.