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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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£169,950 Leasehold**

**Flat 2 Harrington House Nyewood Lane,  
 Bognor Regis, PO21 2UG**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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At some point in our property buying lifetime, we all must step onto the ladder. In this world of ever-increasing prices, it has become ever more difficult to take this step, but perhaps this property could be that starting point. This **1 BEDROOM GROUND FLOOR FLAT** offers modern open plan living arrangements with access via the lounge section to a **GARDEN AREA**. There is also that all important **ALLOCATED PARKING** along with gas fired central heating and uPVC framed Double Glazing. Located within 100 yards of the Aldwick Road shopping area, the Beach lies a further 250 yards beyond. Bognor Regis town centre with the main line railway station and other associated amenities, lies approximately 1/2 a mile away. So if these features appeal to you, why not telephone **May's** for an appointment to view - this could be the start of the climb up that ladder !

## ACCOMMODATION

### COMMUNAL ENTRANCE:

Communal entrance door to communal entrance hallway. Private front door to:

### ENTRANCE HALL:

Radiator, fuse box, telephone entry system, airing cupboard with slated shelves and electric heater; radiator; door to:

### OPEN PLAN LIVING AREA:

### KITCHEN/DINING SECTION: 15' 4" x 9' 9" (4.67m x 2.97m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; four burner electric hob with filter hood over; electric oven; Worcester gas fired boiler; space and plumbing for washing machine; space for fridge/freezer; DINING SECTION: radiator; opening to:

### LIVING ROOM SECTION: 13' 4" x 12' 4" (4.06m x 3.76m)

telephone point; T.V. aerial point; double glazed double French doors to patio/garden.

### BEDROOM 1: 11' 0" x 10' 0" (3.35m x 3.05m)

radiator; T.V. aerial point; built in wardrobe.

### BATHROOM:

matching suite comprising of close couple W.C.; pedestal wash hand basin; panelled bath with mixer tap and independent shower; extractor fan; radiator.

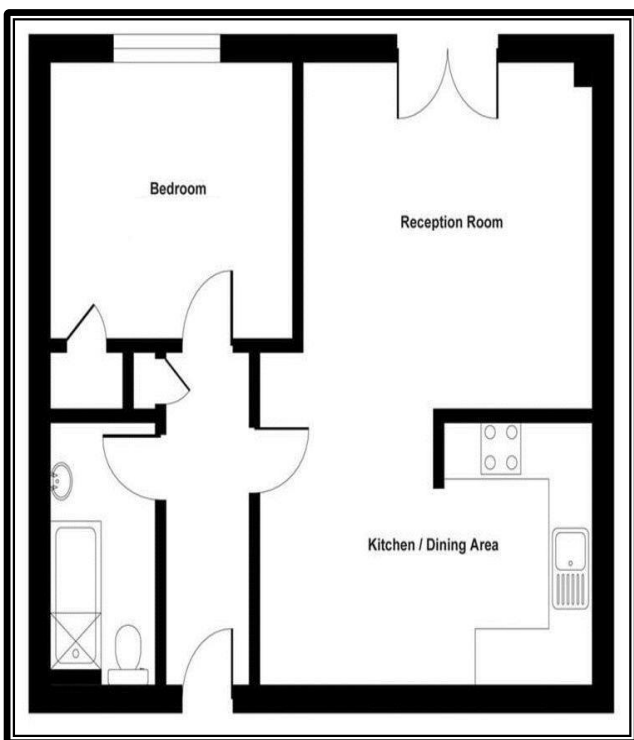
### OUTSIDE AND GENERAL

one allocated parking space.

### LEASE DETAILS:

TENURE: It is understood that there is the balance of a 125 year lease remaining from Sept 2006.

SERVICE CHARGE: We are given to understand that this is currently levied at £58.96 PCM



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.