



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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))

**£185,000 Leasehold**

**Flat 1 12 Limmer Lane**  
**Felpham, Bognor Regis, PO22 7EJ**

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



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.  
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For those of us who prefer the pace and quality of village life Felpham has a lot to offer. A variety of shops ranging from the award winning Butchers, through Post Office to Churches, schools and of course the beach. The village boasts a varied range of property in all shapes and sizes catering for a wide category of purchaser. This **FIRST FLOOR FLAT** forms part of a small development, taking advantage of the village centre location. **Double glazed with uPVC framed sash windows and with gas fired central heating**, plus a **private parking facility** the flat is well worth an internal inspection to appreciate the size and layout of the accommodation. So if this sounds interesting to you, why not telephone **May's** for an appointment to view - you could then be the proud owner of this village centre 'gem'.

**Directions:** From May's village centre office proceed north to the Church turning right into Limmer Lane opposite. The property will be found on the right hand side immediately past the "Thatched House" public house

**COMMUNAL HALL:**

With staircase to:

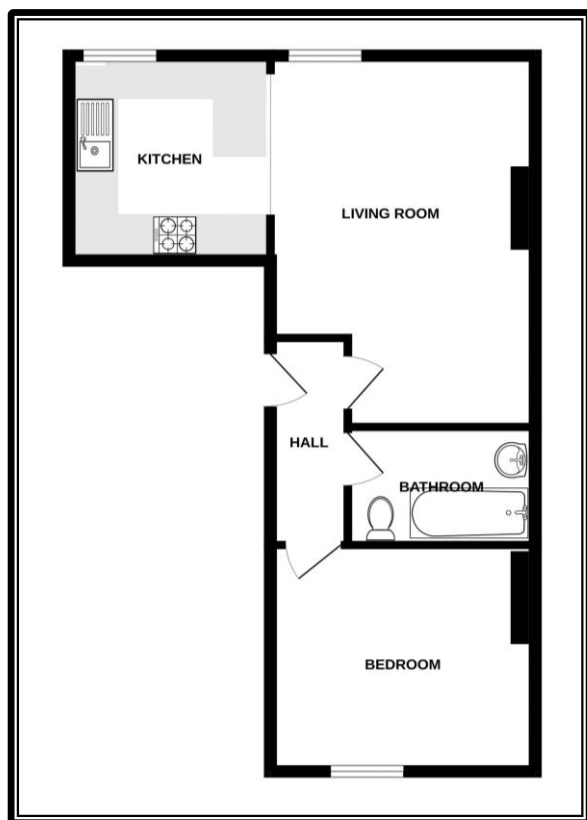
**FIRST FLOOR LANDING:**

door to:

**PRIVATE HALL:**

With doors to:

**LIVING ROOM:** 17' 9" x 11' 4" (5.41m x 3.45m)  
(maximum measurements). Central 'Adam' style fireplace surround with tiled hearth; TV aerial point; 2 radiators; archway opening to:



**KITCHEN:** 9' 9" x 9' 6" (2.97m x 2.89m)

(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 polycarbonate sink; space and plumbing for washing machine; further appliance space; integrated electric oven with 4 burner gas hob and cooker hood over; wall mounted gas fired boiler; BREAKFAST BAR.

**BEDROOM:** 12' 0" x 10' 10" (3.65m x 3.30m)

(the former narrowing to chimney breast). Radiator.

**BATHROOM/W.C.:**

Matching coloured suite comprising panelled bath having mixer tap and hand held shower attachment plus curtain and rail; pedestal wash basin; low level W.C.; radiator; extractor fan.

**OUTSIDE AND GENERAL:**

**CONCRETE SECTIONAL GARAGE:**

**LEASE DETAILS:**

**TENURE:** 140 years remaining.

**MAINTENANCE:** £1,000.00 p.a. currently.

**GROUND RENT:** Currently £150.00 p.a.

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.