



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



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**£140,000 Leasehold**

**22 Turret House Limmer Lane**  
**Felpham, Bognor Regis, PO22 7EN**

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



What attracts people to Felpham ? Some came here for holidays when they were young, some happen upon the village when meandering along the coast road, and some are introduced by friends. Some move back on retirement, and some move just because the prices are right !! But whatever the reason most people, when they get here, like to stay. They appreciate the sea, the air and the flat coastal plain. They appreciate the local leisure activities, the proximity of the larger towns and of course the Downs. If you want to "taste" the character of Felpham why not look at this **PURPOSE BUILT 2ND FLOOR FLAT** Located in the walled gardens of Turret House, this property offers that opportunity right in the heart of the village, less than 800 yards from the Beach and a few steps to the shops. In need of modernisation, the property has been priced to reflect this and the length of lease. For an appointment to view contact **May's**, this might be just what you are looking for.

**COMMUNAL ENTRANCE HALL:**

With staircase to:

**SECOND FLOOR LANDING:**

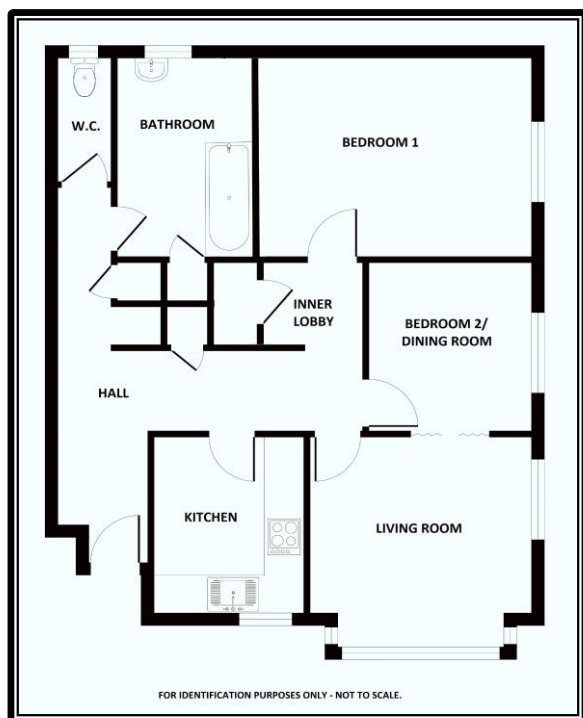
With glazed panelled door to:

**PRIVATE HALL:**

Night storage heater; Broom Store; further shelved storage cupboard.

**LIVING ROOM: 13' 3" x 13' 0" (4.04m x 3.96m)**

the former into wide bay and narrowing to 9'3". A double aspect room overlooking the gardens with night storage heater; central feature fireplace surround; 'concertina' doors to:



**BEDROOM 2/DINING ROOM: 10' 4" x 6' 9" (3.15m x 2.06m)**

Also accessed from Hall.

**KITCHEN: 9' 8" x 8' 0" (2.94m x 2.44m)**

(maximum measurements over units). Double drainer stainless steel sink unit with cupboards beneath; further drawer and cupboard unit with worktop, tiled splash back and wall mounted cabinets over; shelved larder store with space for refrigerator; glass fronted display cabinet.

**INNER LOBBY:**

With cloaks hanging cupboard and door to:

**BEDROOM 1: 15' 4" x 10' 6" (4.67m x 3.20m)**

Night storage heater.

**BATHROOM:**

Coloured suite of panelled bath plus pedestal wash basin; part tiled walls; airing cupboard housing hot water cylinder with immersion heater.

**SEPARATE W.C.:**

Low level W.C.

**OUTSIDE AND GENERAL**

**GARDENS:**

The development is surrounded by communally maintained lawns, rose and shrub beds, plus meandering paved pathways bisecting the lawns.

**LEASE DETAILS:**

**TENURE:** It is understood that there is the balance of 99 years from 25 December 1964 (currently 39 years).

**GROUND RENT:** £5.00 p.a.

**SERVICE CHARGE:** Currently £1,206.76 (2024)

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.