

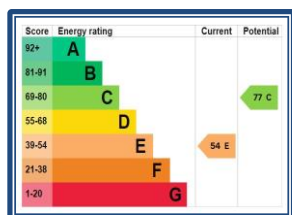
## 21 Meadow Court Priestley Way

Felpham, Bognor Regis, PO22 6RP



**PRICE..... £149,950 .....Leasehold**

**COMMUNAL ENTRANCE \* PRIVATE HALL \* LIVING ROOM \* KITCHEN/DINER \* 2 BEDROOMS \*  
WET ROOM \* RESIDENT PARKING \* COMMUNAL LAUNDRY**



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.

Are you planning for your future? This **PURPOSE-BUILT 2 BEDROOM GROUND FLOOR RETIREMENT FLAT** might be just what you're looking for. Located in a secluded corner position in this well-established development managed by Churchill, this property offers a range of benefits **including uPVC framed double glazing, modernised Kitchen and sanitary ware, updated electric heaters, and access to communal laundry facilities plus VACANT POSSESSION and no onward chain**. The development is set in well maintained communal gardens, just 800 yards from Middleton Village, 100 yards from the Health Centre, and a short walk from the nearest bus stop. Situated on the south coast, an area famous for its advantages such as a mild climate and flat coastal plain, this 1980s-built apartment was designed specifically for retirees. If this sounds like the kind of property you're interested in and you are aged 55 or over, don't hesitate to contact **May's** for an appointment to view—you won't actually know until you see it for yourself!

**COMMUNAL ENTRANCE:**

With door to:

**PRIVATE HALL:**

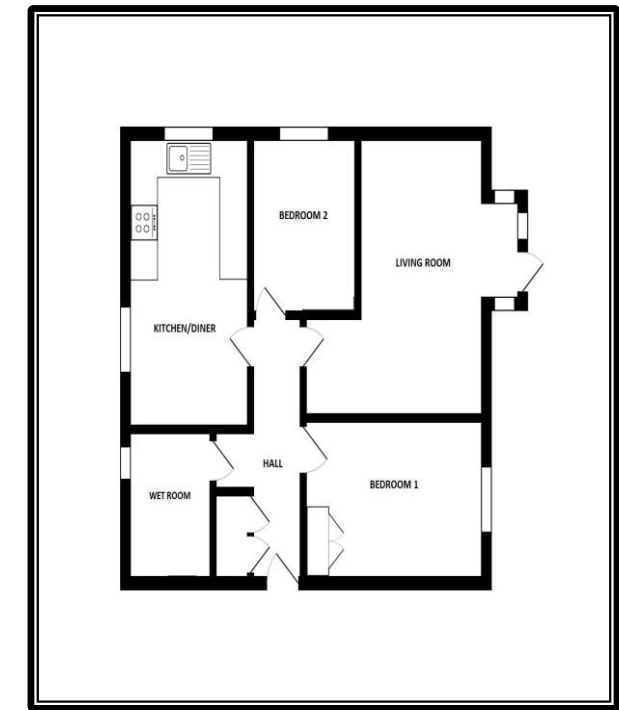
Digitally controlled electric heater; entryphone system; double cupboard housing water heater;; meters and further storage space and shelving.

**LIVING ROOM:** 14' 4" x 11' 4" (4.37m x 3.45m)

The latter extending to 14'4 into bay. TV aerial point; telephone point; digitally controlled electric heater; security alarm cord; door from bay to patio and Garden.

**KITCHEN/DINER:** 15' 0" x 8' 6" (4.57m x 2.59m)

(maximum measurements over units). Modern range of units with laminate work top, upstand and wall mounted units over; inset stainless steel sink; space and plumbing for automatic washing machine and dishwasher;; further appliance space;; integrated electric oven, microwave and ceramic hob with cooker hood over; security alarm cord.



**BEDROOM 1:** 13' 0" x 8' 9" (3.96m x 2.66m)

Double built in wardrobe cupboards; security alarm cord.

**BEDROOM 2:** 10' 10" x 7' 2" (3.30m x 2.18m)

Digitally controlled electric heater.

**WET ROOM:**

With fully panelled walls incorporating shower enclosure with electric unit plus curtain and rail; wash basin inset in vanity unit; close coupled W.C. with concealed cistern; heated towel rail; shaver point; extractor fan; window.

**OUTSIDE AND GENERAL**

**GARDENS:**

Surrounding the MEADOW COURT development are the landscaped Communal Gardens. All of the properties are encircled by lawns and a central feature of paved terracing, rustic pergola, circular raised brick flower beds and a sheltered seating area. COMMUNAL LAUNDRY. TOOL STORE RESIDENTS PARKING

**LEASE DETAILS:**

Tenure: It is understood that a new 99 year lease will be granted on commencement of occupation.

Service Charge: £731.64 quarterly in advance as at September 2024. The 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.**