



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

**£115,000 Leasehold**

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

[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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Located in the heart of Felpham, this first-floor 1–2-bedroom flat offers an excellent opportunity for buyers seeking a project. Situated in the grounds of the original Turret House, once home to poet and writer William Hayley, the property carries a touch of historical intrigue. **Double glazed** throughout, it is ready for modernisation to suit contemporary tastes. With the beach, local shops, and other amenities just a short walk away, this flat is perfectly positioned to enjoy the charm and convenience of village life. Contact **May's** to arrange a viewing and explore its potential.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL:

With staircase to:

### FIRST FLOOR LANDING:

With glazed panelled door to:

### PRIVATE HALL:

Radiator; Broom Store; further shelved storage cupboard.

**KITCHEN:** 9' 6" x 8' 3" (2.89m x 2.51m)  
(maximum measurements over units)

**LIVING ROOM:** 13' 5" x 13' 0" (4.09m x 3.96m)  
Into bay. A double aspect room overlooking the gardens; radiator; opening to:

**BEDROOM 2/DINING ROOM:** 10' 5" x 6' 10"  
(3.17m x 2.08m)

Also accessed from Hall.

### INNER LOBBY:

Cupboard and door to:

**BEDROOM 1:** 15' 4" x 10' 4" (4.67m x 3.15m)  
Radiator.

### BATHROOM:

panelled bath plus wash basin inset in vanity unit; airing cupboard housing hot water cylinder.

### SEPARATE W.C.:

With low level suite.

## OUTSIDE AND GENERAL

### GARDENS:

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

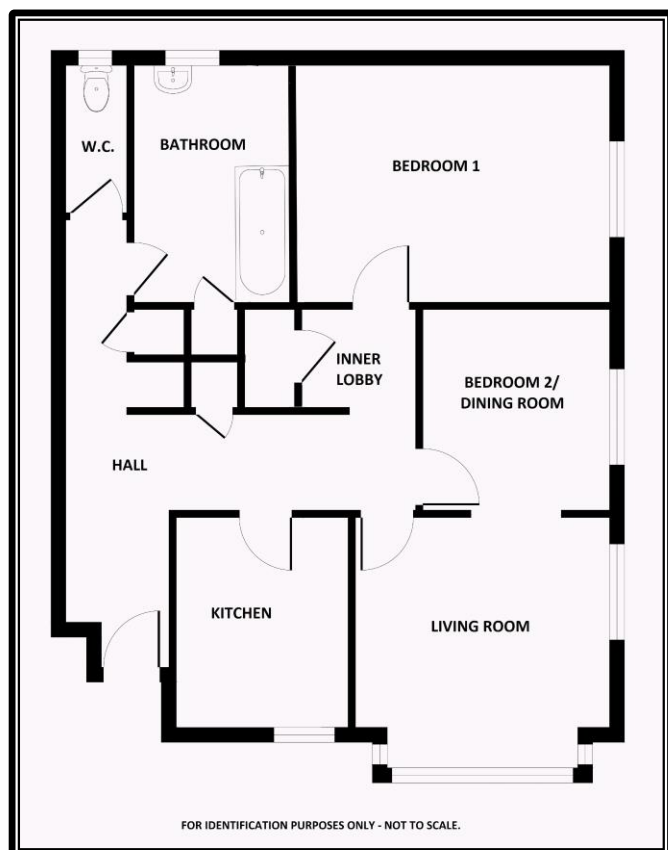
### LEASE DETAILS:

**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.