



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£180,000 Leasehold

**52 Gateway Lodge Felpham Road
Felpham, Bognor Regis, PO22 7NS**

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.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

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 convenience stores through Post Office to Butchers, Churches, schools and of course the beach. The retirement development of **GATEWAY LODGE** is located in the heart of the village adjacent to all of the local facilities with this particular **GROUND FLOOR FLAT** occupying a position to the side of the development and benefiting from replacement Kitchen and Wet Room fitments. A Gas Fired boiler supplies the Central Heating with radiators and the windows now have uPVC framed double glazed units, whilst resident's security is enhanced by the "warden call" system monitored on a 24 hr basis. Communal gardens with central seating areas lead in turn via the tarmacadam pathways to the parking facility with spaces available for residents and visitors. Telephone **May's** for an appointment to view.

Directions: From May's village centre office the development will be seen almost opposite and to the west

ACCOMMODATION

ENTRANCE LOBBY:

With uPVC framed leaded light front door; cloaks hanging space; further door to:

LIVING ROOM: 18' 7" x 13' 0" (5.66m x 3.96m)

narrowing to 8'9 in Dinning Recess. 2 radiators; TV aerial point; door to:

KITCHEN: 10' 7" x 6' 5" (3.22m x 1.95m)

(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; 4 burner gas hob; wall mounted gas fired boiler; small BREAKFAST BAR; space for fridge/freezer; cupboard housing lagged hot water cylinder; cold tank; space and plumbing for washing machine.

INNER LOBBY: 8' 0" x 6' 6" (2.44m x 1.98m)

(maximum measurements)' Door to understairs storage cupboard with light.

BEDROOM 1: 15' 6" x 8' 10" (4.72m x 2.69m)

(maximum overall measurements reducing to face of fitted wardrobes). Additional shelved low level storage cabinet; radiator.

BEDROOM 2: 12' 0" x 6' 6" (3.65m x 1.98m)

Radiator.

WET ROOM:

With fully tiled and panelled walls; electric shower unit; wash basin; low level W.C. with concealed cistern; high level heated towel rail; extractor fan.; fitted mirror fronted medicine cabinet.

OUTSIDE AND GENERAL

GARDENS:

The development is surrounded by and centred around communally maintained gardens with central screened seating area, meandering pathways plus lawns and matured trees. This flat overlooks a lawned area with a back drop of flint wall.

LEASE DETAILS:

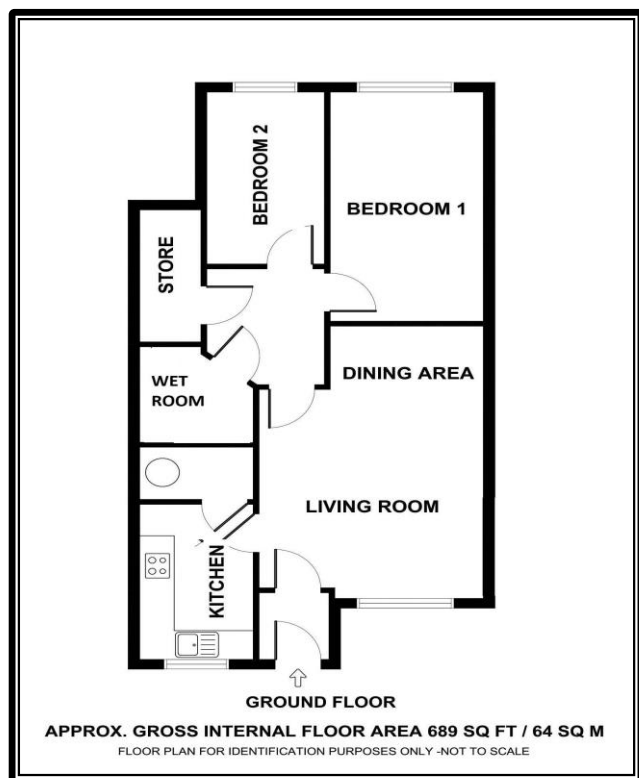
TENURE: It is understood that there is a balance remaining of a 125 year lease dating from 1986.

SERVICE CHARGE: As from April 2024 we understand that this is £305.88 per month and includes such items as Warden Salary, Gardening, Water Rates, Insurance, Window Cleaning, External Decoration and maintenance of Common Parts.

PARKING:

To the rear of the development is the Resident's Car Park used on a 'first come first serve' basis with additional overflow parking available if required in the adjoining Public Car Park.

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.