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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



2 St Mary's Court 32 Limmer Lane

Felpham, Bognor Regis,

PO22 7EU

£399,950 Share of Freehold

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Some 35 years ago local builders, Hamlet Homes Ltd., built an exclusive block of 4, 2 Bedroom apartments on the site of the old Church Hall. In an incredible sequence of events, all four sold off the plan, almost before the foundations were laid !! Since that time many of the original purchasers have moved on, but not before extolling the virtues of the design, layout and construction – not to mention the convenience of the location and quality of finish. However, all good things must come to an end and the owner of this **GROUND FLOOR APARTMENT** has decided it is time to move on - but not before carrying out a degree of improvement, comprising **replacement of the Kitchen fittings and white goods**, thus providing someone else with the opportunity of owning one of these fine properties,. The property boasts **gas fired central heating, uPVC framed double glazing, plus a Garage and allocated parking space** and this ground floor apartment boasts the added feature of a **double glazed CONSERVATORY** overlooking the south facing communal gardens.

The property is sold with the benefit of the balance of a 999 year lease and a share of the freehold providing the purchaser with both security of tenure and a degree of control over the maintenance expenditure. With approximately 1,000 sq ft of accommodation these are truly equivalent to many bungalows – just without the bother of a garden that you have to maintain yourself. Why not contact **May's** for an appointment to view.

ACCOMMODATION

COMMUNAL HALL:

With security entryphone system; door to:

PRIVATE HALL:

Radiator; shelved linen store; entryphone system,

UTILITY STORE:

With automatic washing machine; wash basin; extractor fan. Please note that this was originally designed as a Cloakroom and could possibly be returned to this function.

SITTING ROOM: 14' 8" x 14' 3" (4.47m x 4.34m)

A south facing room with feature period style fireplace surround; radiator; TV aerial point; uPVC framed double glazed sliding door to:

CONSERVATORY: 14' 2" x 11' 0" (4.31m x 3.35m)

(the former over range of fitted storage cabinets). Of uPVC framed double glazed construction on brick plinth with insulated polycarbonate roof; fitted blinds; radiator; wall light points; uPVC framed double glazed double doors to patio and garden.

DINING ROOM: 11' 6" x 10' 6" (3.50m x 3.20m)

Accessed via glazed panelled double doors from Sitting Room; radiator; uPVC framed double glazed double doors to patio and garden.

KITCHEN/BREAKFAST ROOM: 12' 9" x 11' 0" (3.88m x 3.35m)

(maximum measurements over units). Range of 'Shaker' style floor standing drawer and cupboard

units with timber worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink unit; integrated dishwasher, fridge/freezer, double oven and 4 burner gas hob with cooker hood over; 'magic' corner unit; water softener; cupboard housing replacement gas fired boiler; eye level plate rack; radiator.

MASTER SUITE:

Comprising:

BEDROOM 1: 15' 6" x 9' 9" (4.72m x 2.97m)

Radiator; **walk in Dressing Area** with fitted wardrobes and radiator.

EN-SUITE SHOWER/W.C.:

Fully tiled with corner cubicle; pedestal wash basin; low level W.C., and bidet; heated towel rail; extractor fan.

BEDROOM 2: 10' 6" x 10' 0" (4.72m x 2.97m)

Radiator; fitted wardrobe cupboards:

BATHROOM/W.C.: 7' 6" x 7' 0" (2.28m x 2.13m)

Fully tiled with coloured suite of panelled bath, pedestal wash basin; low level W.C.; heated towel rail; extractor fan.

GARAGE: 17' 0" x 9' 0" (5.18m x 2.74m)

One of 4 situated to the front of the development with an additional **ALLOCATED PARKING SPACE** alongside. Power and light; electrically operated up and over door.

Cont.....

GARDENS:

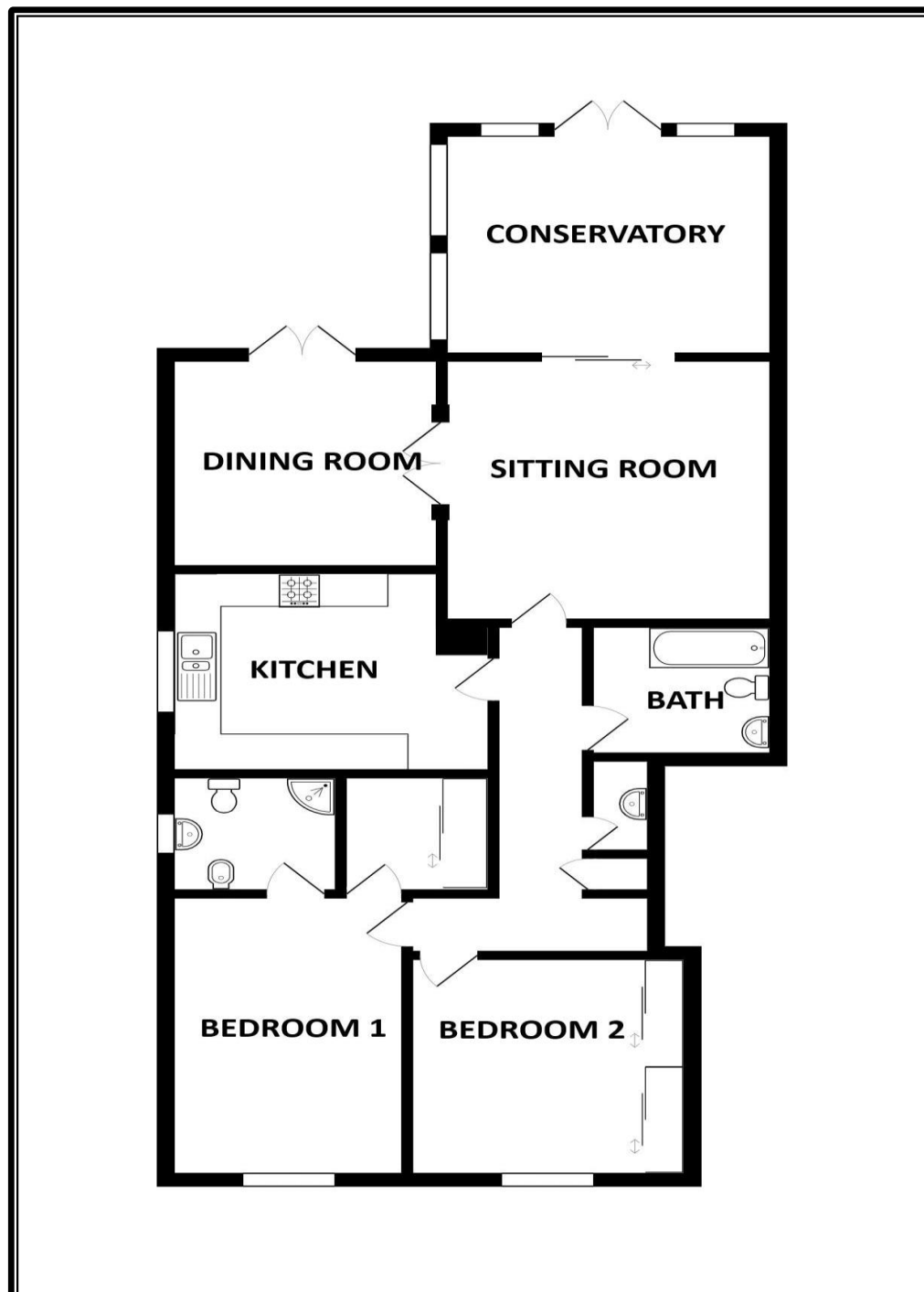
The development benefits from communal gardens to both front and rear of the property. That to the rear faces roughly south, is laid to shaped lawn with matured shrub borders and a significant rockery to the south east corner all enclosed by lapped timber fencing. The front garden incorporates the Garages and is laid to a combination of tarmacadam driveway with hardstanding area plus small lawns and shrub borders.

LEASE DETAILS:

TENURE: We understand that there is a balance of 999 years remaining from 1996. Please note that the owner of the apartment holds 25% shares in the company owning the freehold.

SERVICE CHARGE: Currently levied at £2,200.00 p.a. (March 2025)

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.