



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

**£195,000 Leasehold**

**19 Milton Place Broom Field Way  
Felpham, Bognor Regis, PO22 8FD**

[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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Built some 11 years ago, **this SPACIOUS AND WELL PRESENTED 2ND FLOOR PURPOSE BUILT 2 BEDROOM FLAT** offers a bright and airy feel with the convenience of gas fired central heating and an en-suite shower room in addition to the Bathroom/W.C.. Located at the top of this modern block there is a Balcony and also the benefit of allocated parking in the central car parking area. The property is situated within a modern development to the north of Felpham village. Within easy walking distance, a corner shop can be found, along bus stops. Felpham offers a wide range of local facilities including a sports centre with swimming pool, golf club, school and a range of other shops. Bognor tow centre lies some 2.5 miles to the west whilst Chichester lies within approximately 7 miles.

## ACCOMMODATION

### COMMUNAL ENTRANCE:

With staircase access to 2nd floor landing.

### PRIVATE HALL:

Storage/airing cupboard with hot water tank and meters; radiator; trap hatch to roof space; remote door access.

**LIVING ROOM:** 19' 6" x 13' 10" (5.94m x 4.21m)  
Overall measurements.

**KITCHEN SECTION:** 13' 10" x 8' 0" (4.21m x 2.44m)

Range of floor standing drawer and cupboard units having worktop and upstand with wall mounted cabinets above and inset stainless steel sink; integrated fridge/freezer, washing machine, electric oven and gas hob with cooker hood over; radiator.

**SITTING ROOM SECTION:** 13' 10" x 11' 0" (4.21m x 3.35m)

Radiator; TV/satellite aerial points; uPVC framed double glazed double doors to:

### BALCONY:

Views across the gardens.

**BEDROOM 1:** 10' 0" x 9' 10" (3.05m x 2.99m)

Radiator; access to:

### EN-SUITE SHOWER/W.C.:

Fully tiled enclosure with sliding door; pedestal wash basin; close coupled W.C. with concealed cistern; extractor fan; radiator.

**BEDROOM 2:** 12' 3" x 10' 0" (3.73m x 3.05m)  
Radiator.

### BATHROOM/W.C.:

White suite comprising panelled bath with mixer tap and hand held shower attachment; pedestal wash basin; close coupled W.C. with concealed cistern; radiator; extractor fan.

## ALLOCATED PARKING SPACE

### LEASE DETAILS:

**TENURE:** It is understood that the property is held on the balance of a 999 yr lease from January 2013.  
**SERVICE CHARGE:** Half Yearly to August 2025 - £830.16  
**GROUND RENT:** Currently £218.27 p.a.  
**ESTATE CHARGE:** £218.27 p.a. Every 5 Years £4000 charge.