



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£165,000 Leasehold

**29 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.
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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 **FIRST FLOOR FLAT** occupying on the inside of the development. 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. Telephone **May's** for an appointment to view.

ACCOMMODATION

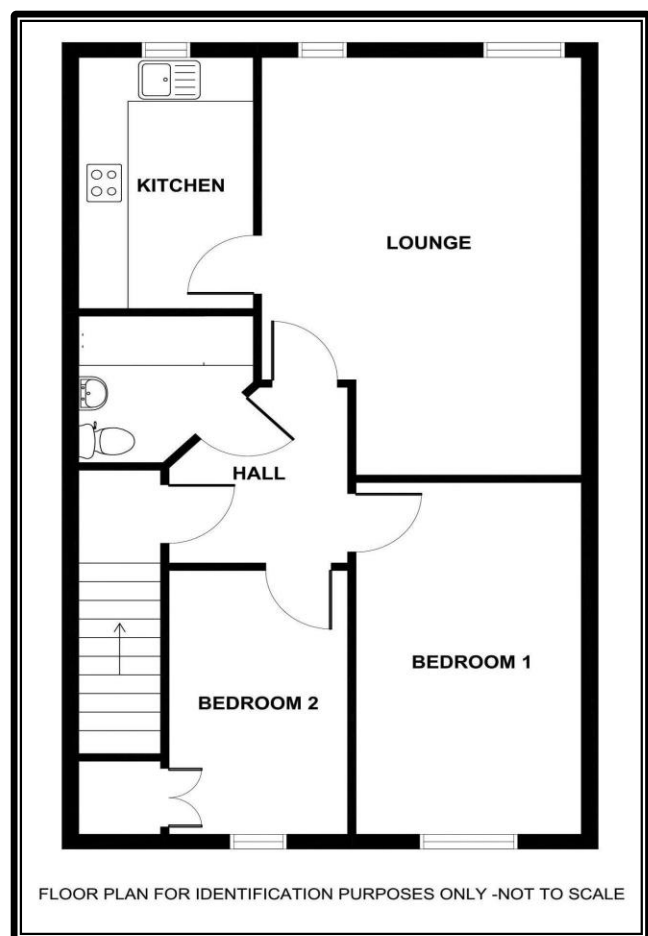
ENTRANCE LOBBY:

with 'easy rise' staircase to:

FIRST FLOOR LANDING:

Trap hatch to roof space; entry phone system; door to:

LIVING ROOM: 18' 7" x 12' 10" (5.66m x 3.91m)
(Maximum measurements) 2 radiators; TV aerial point; door to:



KITCHEN: 13' 4" x 6' 5" (4.06m x 1.95m)

(max meas over units). A range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets; inset ceramic sink; washing machine; tumble drier; fridge & freezer; gas hob and electric double oven; wall mounted gas fired boiler.

BEDROOM 1: 13' 3" x 9' 0" (4.04m x 2.74m)

Radiator; built in wardrobe.

BEDROOM 2: 11' 8" x 7' 0" (3.55m x 2.13m)

Radiator; storage cupboard.

BATHROOM/W.C.

GARDENS:

The development is surrounded by and centred around communally maintained gardens with central screened seating area, meandering pathways plus lawns and matured trees.

LEASE DETAILS:

Tenure: It is understood that there is a balance remaining of a 125 year lease dating from 1988. Service Charge: Currently £3,970.08 p.a.. This is Reviewed annually. To include: Maintenance of Communal Gardens, Buildings Insurance, Water Charges, External Decoration, Provision of Resident Manager , plus 24 hour emergency cover.

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.