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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£220,000 Leasehold

**Flat 5 Northwyke Close
Felpham, Bognor Regis, PO22 8QH**

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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If peace and quiet is one of your requirements when looking for a property, it is difficult to imagine many more **PURPOSE BUILT GROUND FLOOR FLATS** that could offer a higher degree of privacy. Forming part of a small development of flats built in the 1960s, and situated at the head of a cul-de-sac adjoining the private Roundle Estate, this flat occupies a prime position with communal gardens surrounding. The property has been completely modernised by the current owner, offering updated and refreshed accommodation throughout whilst retaining its surprisingly spacious layout. With an extended lease until 2129, this should satisfy even the youngest buyer! Why not take a look for yourself to test this agent's claims?

Directions:

ACCOMMODATION

COMMUNAL HALL:

With locking storage cupboard and access to the Communal Gardens. double glazed fire door to:

PRIVATE LOBBY:

radiator; cloaks/meter cupboard; door to:

INNER HALL:

Shelved storage cupboard; further storage cupboard; door to:

LIVING ROOM: 15' 10" x 11' 0" (4.82m x 3.35m)

Media wall with acoustic panelling and wall lights; radiator.

KITCHEN: 10' 0" x 8' 10" (3.05m x 2.69m)

(Maximum measurements over units). Recently re fitted with a range of floor standing drawer and cupboard units; worktop; tiled splash backs and matching wall mounted cabinets over;

inset stainless steel sink; electric double oven; electric hob; filter hood over; space and plumbing for washing machine; further appliance space; larder; shelved store cupboard.

BEDROOM 1: 13' 0" x 11' 0" (3.96m x 3.35m)

With full width range of fitted wardrobe cupboards, also housing replacement gas fired boiler; black out blinds; radiator.

BEDROOM 2: 11' 7" x 9' 7" (3.53m x 2.92m)

Radiator.

BATHROOM:

Fully tiled suite comprising of panelled bath; pedestal wash hand basin; heated towel rail.

SEPARATE W.C.:

Close coupled W.C.; radiator.

COMMUNAL GARDENS:

The property is surrounded by communal gardens, laid principally to lawn with mature shrub hedging and borders.

OUTSIDE AND GENERAL:

GARAGE:

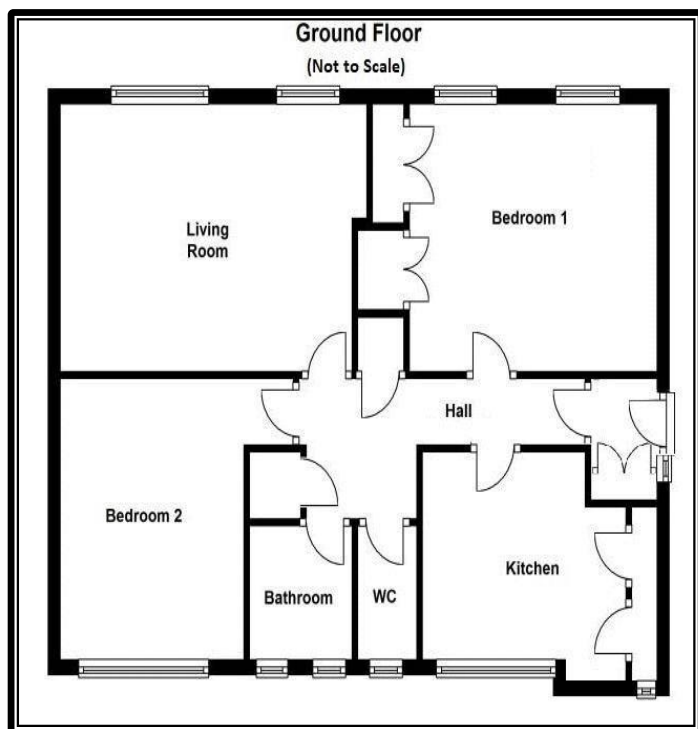
Located in nearby compound.

LEASE DETAILS:

TENURE: 104 years remaining of original 125 year lease from March 2004. GROUND RENT: Currently £100.00 p.a. reviewed every 25 years. SERVICE CHARGE: Currently £1,766 p.a., reviewed annually.

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.

PLEASE NOTE: The owner of this property is related to a member of May's staff.



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.