



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



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

£159,950 Leasehold

6 Gateway Lodge

Felpham Road, 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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What are your property priorities in later life? Could they be proximity of local shops or transport to more comprehensive facilities. Do you want ease of maintenance, or someone else to take care of the gardening? Or perhaps just to live amongst people of a similar age and needs? Well this **PURPOSE BUILT FIRST FLOOR RETIREMENT FLAT** may just fit the bill. Located right in the heart of Felpham Village now boasting its own community hub, the flat has the benefit of **gas fired central heating plus uPVC framed double glazing** along with **replacement Kitchen and Bathroom ware**. For added security the residents also know that help is only a call away, with alarm pendant and Resident Manager on site. During off-duty hours a central control takes over the monitoring of the system for unbroken cover and further peace of mind. These features make Gateway Lodge one of the most popular of this type of development in the area, so if these meet your requirements, contact **May's** for an appointment to view - this could be your opportunity to sample village centre living!

ACCOMMODATION

ENTRANCE LOBBY:

With double glazed leaded light door with entryphone system and 'easy rise' staircase to:

FIRST FLOOR LANDING:

Trap hatch to roof space; shelved storage cupboard; glazed panelled door to:

LIVING ROOM: 18' 3" x 13' 0" (5.56m x 3.96m)

narrowing to 8'10" in Dining Section. 2 radiators; security alarm system; TV aerial point; central feature 'adam' style fireplace surround with fitted electric fire; door to:

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

(maximum measurements over units). Refitted range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and wall mounted cabinets above; inset

vitreous china sink; integrated electric oven with gas hob and cooker hood over; wall mounted gas fired boiler; space for tall fridge/freezer; space for washing machine; heated towel rail.

BEDROOM 1: 15' 6" x 9' 0" (4.72m x 2.74m)

Radiator; wall mounted television.

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

Airing cupboard housing lagged hot water cylinder and slatted shelving; radiator.

BATHROOM/W.C.:

Fully tiled with replacement suite of panelled bath having independent shower mixer and folding glazed screen; wash basin inset in vanity unit; close coupled W.C.; radiator; extractor fan.

OUTSIDE AND GENERAL

GARDENS:

The development is surrounded by, gardens combining areas of lawn with flower and shrub beds plus meandering pathways providing access to central seating.

PARKING:

There are a number of parking spaces available on a "first come first served" basis. Visitor's parking is available in the adjacent car park.

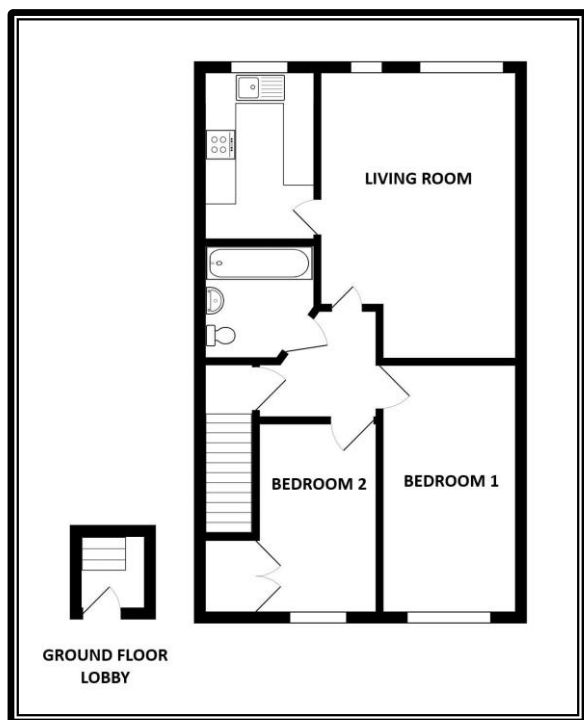
TENURE:

We understand that there is a balance of some 86 years remaining from 125 year lease from 1986.

SERVICE CHARGE:

Service Charge as at April 2025 is approximately £330.00 Per Month To include: Maintenance of Communal Gardens, Buildings Insurance, Water Charges, External Decoration, Provision of Estate Manager and Accommodation. 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.



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.