



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)

Offers in Excess of £150,000 Leasehold

**28 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.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

For those that prefer the pace and quality of village life Felpham has a lot to offer. A variety of shops and facilities ranging from the Butchers through Post Office to Tea Rooms, Churches, Jewellers and of course the beach located within approximately 400 yards. **GATEWAY LODGE** is located in the heart of the village adjacent to all of the local facilities with this particular **PURPOSE BUILT GROUND FLOOR RETIREMENT FLAT** could well be for you. Featuring the benefit of Gas Fired Central Heating and uPVC framed Double Glazing plus a central control monitoring security system for peace of mind. For an appointment to view, contact **May's**. - this could be your chance to be part of the village centre community.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE LOBBY:

with consumer unit; glazed panel door to:

LIVING ROOM: 18' 7" x 13' 0" (5.66m x 3.96m)

narrowing to 8'10 in dining section, two radiators; T.V. aerial point; telephone point; security call system; door to:

KITCHEN: 10' 6" x 6' 4" (3.20m x 1.93m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edge worktop above and matching wall mounted cabinets over; tiled splash backs; concealed "Glow Worm" wall mounted gas fired boiler providing central heating and domestic hot water; inset stainless steel sink, space and plumbing for automatic washing machine; ceramic hob and eye level electric oven; space for fridge freezer; airing/storage cupboard .

INNER LOBBY:

with double fitted cloaks storage cupboard; doors to:

BEDROOM 1: 15' 6" x 8' 10" (4.72m x 2.69m)

radiator.

BEDROOM 2: 11' 8" x 6' 4" (3.55m x 1.93m)

the former reducing to 10'0 to face of fitted wardrobe cupboard; radiator.

SHOWER ROOM/W.C.:

with fully tiled walls; walk in glazed cubicle with "Mira" electric shower unit; wash basin inset in vanity unit with twin cabinet beneath; low level W.C. with concealed cistern; fitted medicine cabinet; extractor fan; ladder style heated towel rail.

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:

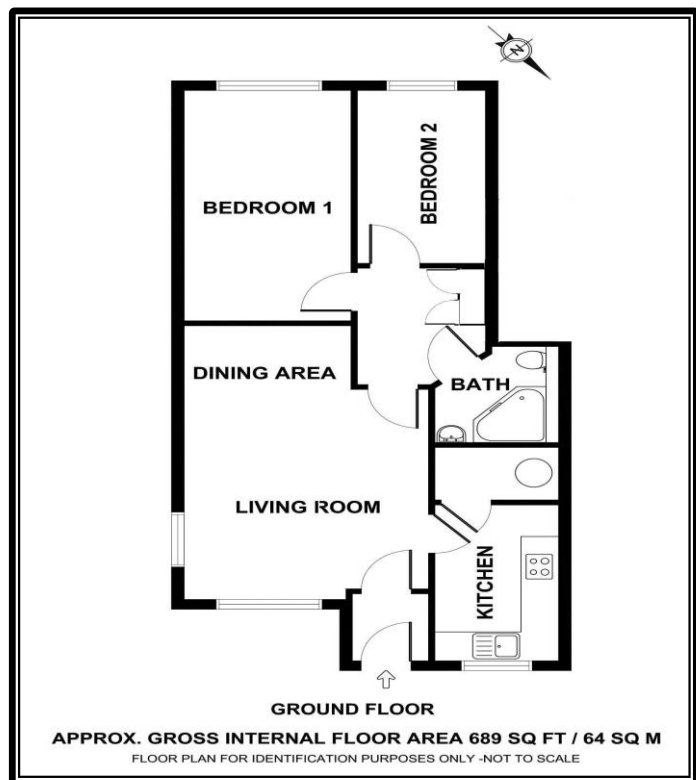
There are a number of residents parking spaces available on a "first come first served" basis. Visitors parking is available in the adjacent car park.

TENURE:

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

LEASE DETAILS:

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.