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£179,950 Leasehold

**40 Gateway Lodge Felpham Road
Felpham, Bognor Regis, PO22 7NS**

www.maysagents.co.uk



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Are you seeking a home for retirement ? Something close to essential facilities, and something specifically designed for the purpose ? This **GROUND FLOOR RETIREMENT FLAT** has been subject to a comprehensive modernisation programme carried out in recent years. Replacement Kitchen and sanitary ware, carpeting, and the creation of additional storage cupboard in the Kitchen all combine to make this - in the words of the agent - 'ready to move into'. Situated in the heart of the village, close to all local amenities, there is added security with the presence of an estate manager and 24 hour alarm system. Offered for sale with the benefit of gas fired central heating plus uPVC framed double glazing, why not contact **May's** for an appointment to view before someone else steps in!!

ACCOMMODATION

ENTRANCE LOBBY:

Glazed panelled door; further door to:

LIVING ROOM: 18' 6" x 13' 0" (5.63m x 3.96m)

narrowing to 9'0 in Dining Section. 2 radiators; T.V. aerial point; telephone point; emergency call centre; security alarm cord; pocket door to:

KITCHEN: 13' 10" x 6' 4" (4.21m x 1.93m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with worktop, splash backs, matching wall mounted cabinets above; inset stainless steel sink; integrated dishwasher, space and plumbing for automatic washing machine; wall mounted gas fired boiler providing central heating and domestic hot water; further appliance space; ladder style heated towel rail; storage cupboard.

INNER LOBBY:

Door to Walk-in Storage Cupboard.

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

Radiator; telephone point.

BEDROOM 2: 11' 9" x 6' 6" (3.58m x 1.98m)

Radiator.

SHOWER/W.C.:

with corner glazed cubicle having electric shower unit; pedestal wash basin; low level suite; ladder style heated towel rail; extractor fan; part tiled walls.

OUTSIDE AND GENERAL

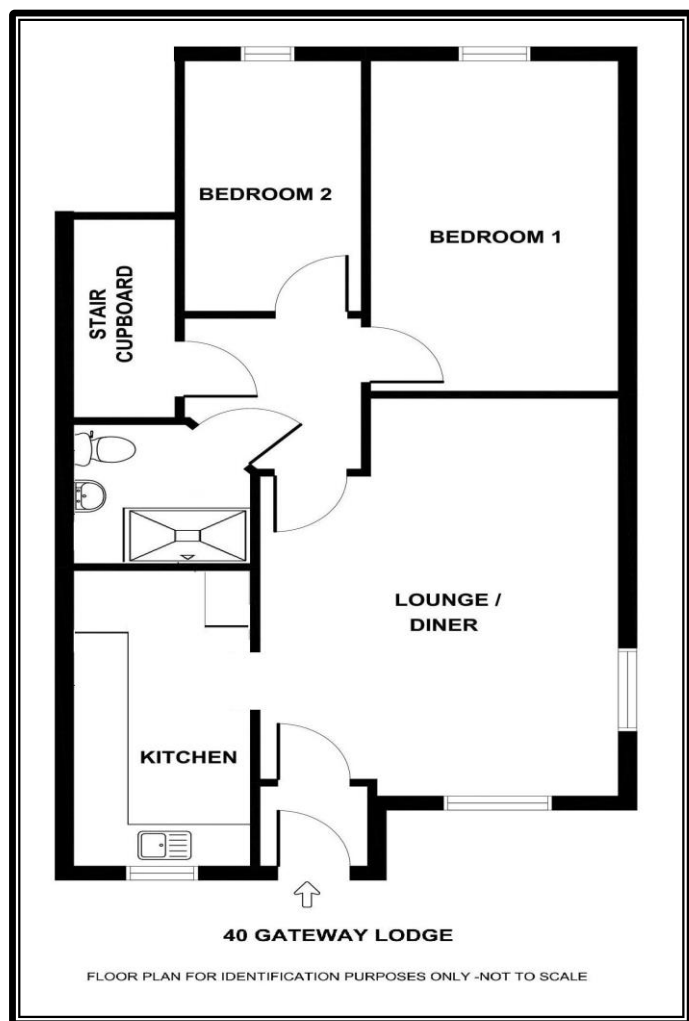
The property is surrounded by COMMUNALLY MAINTAINED GARDENS with lawns, flower borders, shrub hedging and mature trees. Tarmacadam pathways lead in and around the development with a central feature sheltered brick seating areas. To the front of the property is an area of paving where individual residents have planted a number of shrubs and beds.

CAR PARK:

Providing space on a 'first come, first served' basis. Additional facilities may be available in the nearby public car park for overflow and visitors parking.

LEASE DETAILS:

TENURE: The property is held on a 125 year lease which at the time of writing has some 89 years remaining. **SERVICE CHARGE:** These currently amount to approximately £330.84 per month and include such items as: Manager's Salary, Gardening, maintenance of common parts, Water Rates, Building Insurance Window Cleaning, and external decoration. 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.