

CHARLES PECK

Sales • Lettings • Valuers



7 Manor Copse, Bognor Regis, PO22 7AT Guide Price £275,000

A spacious and well presented, first floor south facing apartment (with lift access), set in well-kept communal grounds and with the benefit of allocated parking, situated close to the beach and local amenities within the village of Felpham.

NO ONWARD CHAIN

Entrance hall | Living/Dining room | Kitchen | Two bedrooms | En suite shower room |
Bathroom | Gas central heating | Double glazing

Allocated parking bay | Communal gardens

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

The property sits centrally within Felpham village and is close to all this well known village has to offer which include a renowned beach (a few minute's walk away), a number of shops, public houses and cafes. Bognor Regis mainline rail station is only a few miles away and offers services to London. The historic Cathedral City of Chichester lies just to the west and a short drive to the north are the rolling foothills of The South Downs National Park and within the popular Goodwood Estate.

Accommodation

Once inside the light, well-presented and predominantly south facing accommodation is arranged over one level. There is an entrance hall (with store cupboards) which leads to a double bedroom and on into the focal point of the apartment, a spacious, south facing sitting/dining room. Just off this space there is a modern fitted kitchen, complete with an outside window. A large en-suite master bedroom and a family bathroom complete the accommodation.

Entrance hall

Living/Dining room 18'1 x 11'0 (5.51m x 3.35m)

Kitchen 12'7 x 9'10 (3.84m x 3.00m)

Bedroom one 11'9 x 9'6 (3.58m x 2.90m)

En suite shower room 8'0 x 6'0 (2.44m x 1.83m)

Bedroom two 12'7 x 9'1 (3.84m x 2.77m)

Bathroom 8'0 x 6'9 (2.44m x 2.06m)

Outside

Surrounding the apartment there are well-kept and green communal grounds and there is one allocated parking bay with ample visitor parking located within the development. There is also a communal bin store.



Tenure

Leasehold with 165 years from December 2007. A purchaser would have to ask their solicitor to check these details.

Council tax band

D

Ground rent

£150 per annum. A purchaser would have to ask their solicitor to check these details.

Service charge

£1,376.23 per annum. A purchaser would have to ask their solicitor to check these details.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

These photos were taken during a different tenancy.

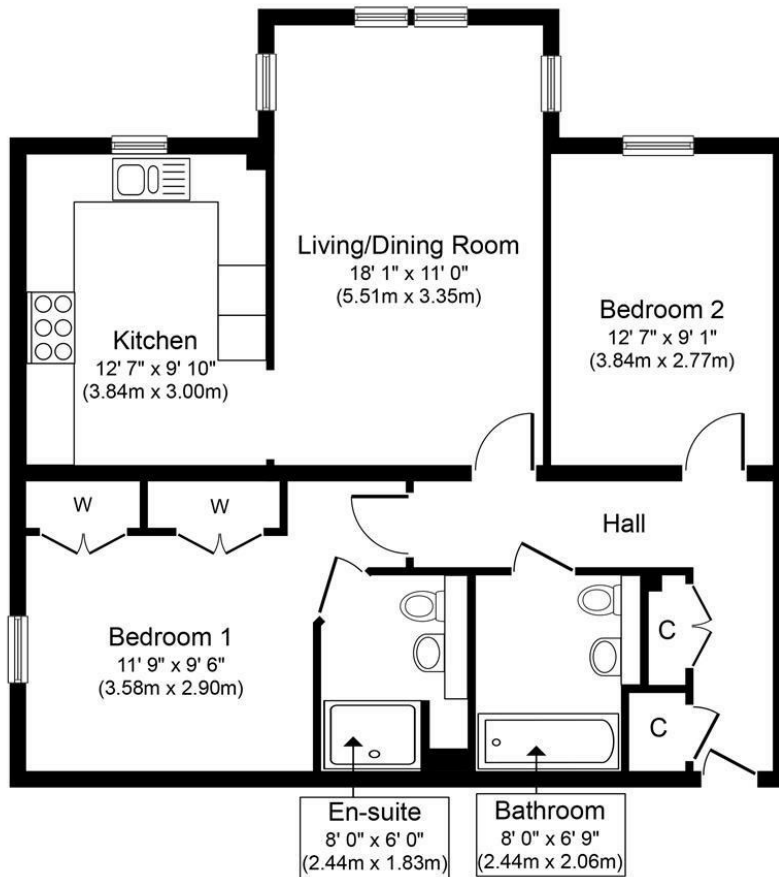
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Apartments 7
Approximate Floor Area
829 sq. ft.
(77.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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