



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>		
(39 to 54)	<b>E</b>	<b>69</b>	<b>76</b>
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£185,000 Leasehold**

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

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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, re-wiring 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 HALL:**

Door to:

**LIVING ROOM:** 18' 6" x 12' 9" (5.63m x 3.88m) narrowing to 8'9 in Dining Section. 2 radiators; TV aerial point; uplighters; security alarm system; door to:

**KITCHEN:** 10' 6" x 6' 6" (3.20m x 1.98m) Recently installed range of floor standing drawer and cupboard units having roll edged worktop, tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; integrated dishwasher, electric oven, ceramic hob, cooker hood, fridge and freezer; radiator; security alarm cord; door to:

**UTILITY CUPBOARD:**

With space and plumbing for washing machine, plus shelf providing space for tumble drier; power and light.

**INNER HALL:**

Under stairs storage cupboard with light.

**BEDROOM 1** 15' 6" x 8' 9" (4.72m x 2.66m) radiator.

**BEDROOM 2:** 11' 6" x 6' 9" (3.50m x 2.06m) radiator.

**SHOWER/W.C.:**

A fully tiled room with full width 'walk in' shower; low level W.C.; pedestal wash basin; heated towel rail; extractor fan; security alarm cord.

**OUTSIDE AND GENERAL**

**GARDENS:**

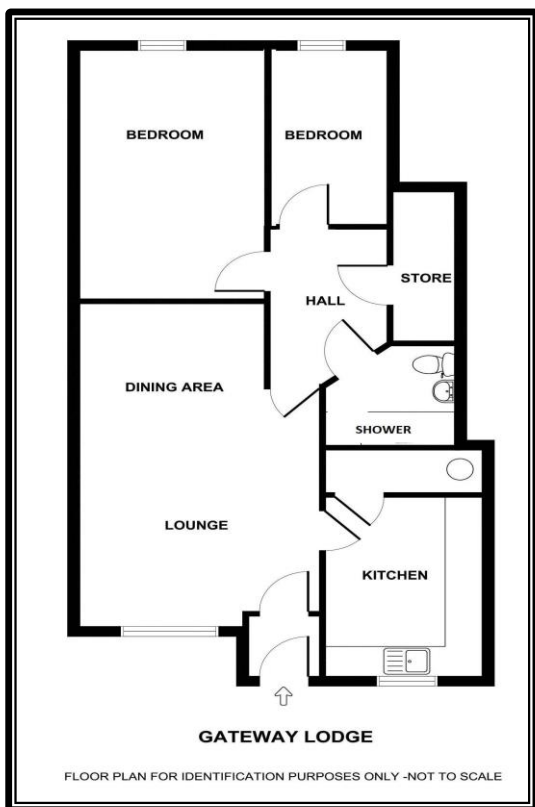
The property is surrounded by COMMUNALLY MAINTAINED GARDENS with lawns, flower borders, shrub hedging and mature trees. Tarmacadam pathways lead in and around the development with a central feature sheltered brick seating area. To the front of the property is an area of lawn where individual residents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

**PARKING:**

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

**LEASE DETAILS:**

Tenure: There is a balance remaining from a 125 year lease dating from 1988 Service Charge: We understand that this currently amounts to approximately £356.17 per month (to April 2027) and includes such items as Warden Salary, Gardening, Water Rates, Insurance, Window Cleaning, External Decoration and maintenance of Common Parts. 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.