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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



## 7 Turret House Limmer Lane

Felpham, Bognor Regis,

PO22 7EN

£220,000 Leasehold

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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 attracts people to Felpham ? Some came here for holidays when they were young, some happen upon the village when meandering along the coast road, and some are introduced by friends. Some move back on retirement, and some move just because the prices are right !! But whatever the reason most people, when they get here, like to stay. They appreciate the sea, the air and the flat coastal plain. They appreciate the local leisure activities, the proximity of the larger towns and of course the Downs.

If you want to "taste" the character of Felpham why not look at this **PURPOSE BUILT 2ND FLOOR MAISONETTE**. Located in the walled gardens of Turret House, this property offers spacious accommodation right in the heart of the village and gas fired central heating too. 3 Double Bedrooms, plus a separate Sitting and Dining Room provide the generous accommodation rarely found in a flat today. Make an appointment to view with **May's** and you too could become part of the ""Felpham Community".

## ACCOMMODATION

### COMMUNAL HALL:

with staircase to 2nd Floor Landing having rubbish chute and door to:

### PRIVATE HALL:

Double radiator; understairs storage cupboard; further storage cupboard.

### BEDROOM 1/OFFICE: 14' 3" x 11' 6" (4.34m x 3.50m)

Currently utilised as an office with double radiator; door to Sun Room.

### SITTING ROOM: 14' 9" x 11' 0" (4.49m x 3.35m)

Radiator; T.V. aerial point; glazed panelled door to Hall; glazed double sliding doors to:

### SUN ROOM: 10' 6" x 6' 3" (3.20m x 1.90m)

Double radiator; southerly aspect overlooking the communal gardens.

### DINING ROOM: 9' 6" x 7' 6" (2.89m x 2.28m)

Double radiator; door to:

### KITCHEN: 9' 6" x 8' 9" (2.89m x 2.66m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll edged worktops above and matching wall mounted cabinets over; tiled splash backs; inset sink; space and plumbing for automatic washing machine; electric cooker point; double radiator; cupboard housing "Ideal" gas fired boiler , with space and plumbing for dishwasher beneath.

### BATHROOM:

Fully tiled with panelled bath having independent "Mira" shower mixer, curtain and rail; wash basin with cabinet beneath; radiator.

### SEPARATE W.C.:

Low level W.C.; radiator.

## UPPER FLOOR LANDING:

### BEDROOM 2: 18' 9" x 11' 0" (5.71m x 3.35m)

2 Double radiators; T.V. aerial point; wash basin with cabinet beneath; shaver/light point; built in wardrobe cupboard.

### BEDROOM 3: 18' 9" x 8' 6" (5.71m x 2.59m)

"L" shaped narrowing to 5'6. Double radiator; built in wardrobe cupboard; access to roof space.

## OUTSIDE AND GENERAL

### GARAGE:

It is understood that the current flat owner occupies one of the Garages in the development under a seaparte rental agreement. This may be available by separate negotiation with the freeholder.

### GARDENS:

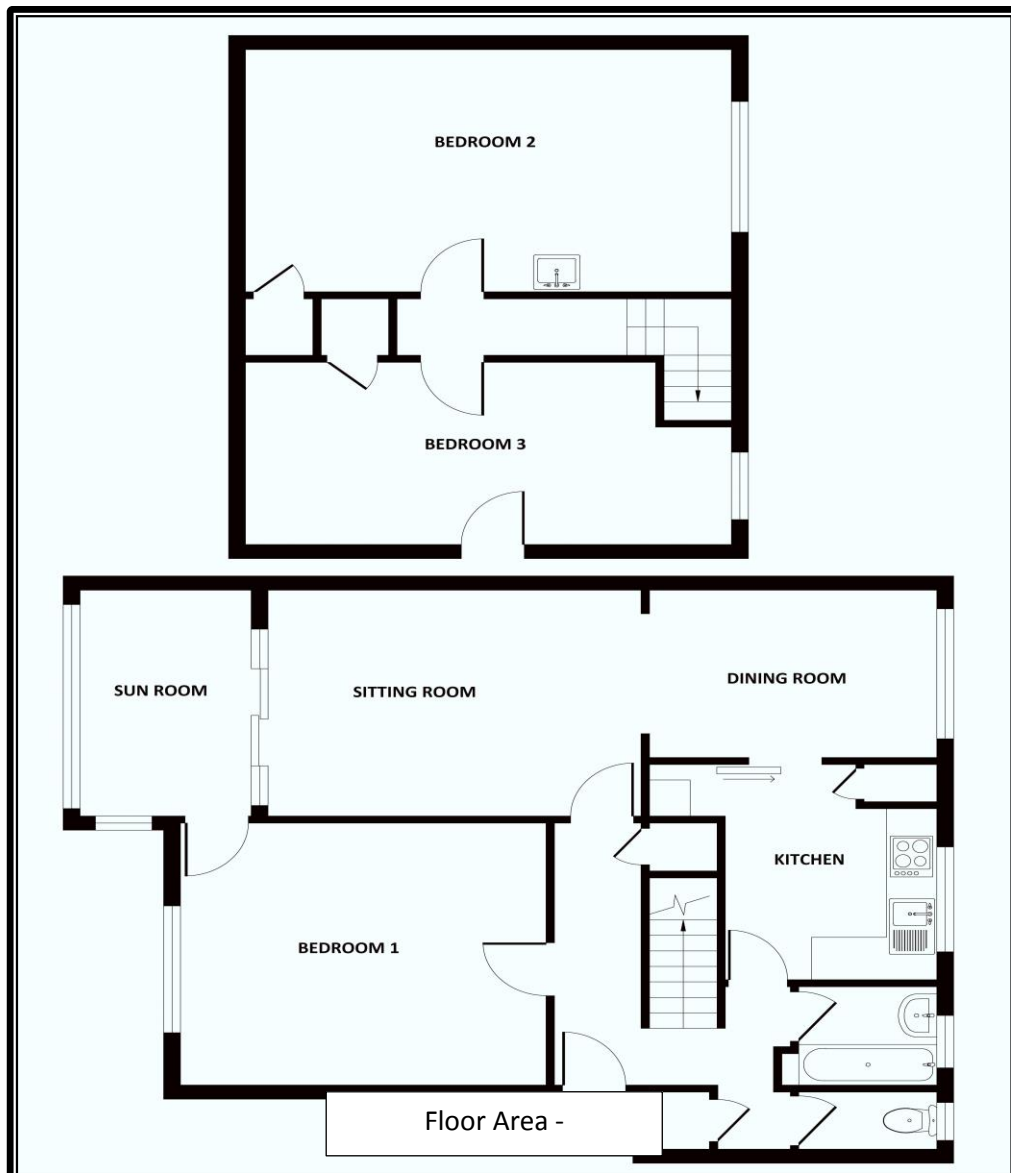
The development is surrounded by communally maintained lawns, rose and shrub beds, plus meandering paved pathways bisecting the lawns.

### LEASE DETAILS:

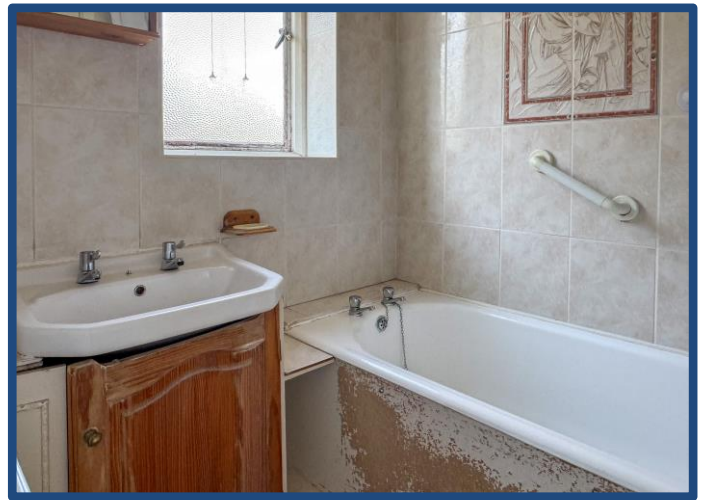
It is understood that there are some 101 years remaining at an initial ground rent of £100.00 per annum. From 11 June 2004 to 25 December 2127 SERVICE CHARGE: Currently charged at £165.00 per month.

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.

**Directions:** From May's village centre office proceed north to the Church, turning right into Limmer Lane, where the entrance to Turret House will be seen on the left between high flint walls. The flat is found in the far block at the western end.



**FLOOR PLAN TO FOLLOW**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC TO FOLLOW**

More photographs may be available on our website  
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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.