



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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

**£214,950 Leasehold**

**3 Bereweeke Court Bereweeke Road  
Felpham, Bognor Regis, PO22 7EQ**

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

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For many, a property in the village of Felpham is their ultimate aim. The convenience of the local shopping facilities, the proximity of the beach, the church and even the leisure centre form attractions which all contribute to the popularity of the village. If this ideal forms part of your plans then perhaps this **ONE BEDROOM GROUND FLOOR FLAT** could well 'fit the bill'. Situated on the corner of Blakes and Bereweek Road, less than 100 yards from the Beach and only a little further from the shops. The main advantage of this property is the **PRIVATE WEST FACING GARDEN**, on which the current owner has built a substantial **CONSERVATORY** to significantly improve the accommodation. One of the more favoured locations in Felpham. Why not take a look for yourself – Contact **May's** for an appointment to view.

**LIVING ROOM:** 11' 6" x 11' 0" (3.50m x 3.35m)

With 2 high output radiators; T.V. aerial point; cupboard housing replacement gas fired boiler providing central heating and domestic hot water; built in book shelving; door to:

**CONSERVATORY:** 9' 0" x 8' 3" (2.74m x 2.51m)

Of uPVC framed double glazed construction on brick plinth with insulated polycarbonate roof and having high output radiator; power and T.V. aerial point; uPVC framed double glazed double doors to patio and Garden.

**KITCHEN:**

(maximum measurements over units) Range of floor standing drawer and cupboard units with worktop above and matching wall mounted cabinets over; tiled splash backs; inset sink with mixer tap; automatic washing machine; fridge/freezer; electric cooker with cooker hood above; door to:

**BATHROOM/W.C.:** 8' 3" x 7' 6" (2.51m x 2.28m)

Matching suite of panelled bath having mixer tap and hand held shower attachment, plus fully tiled surround and glazed shower screen; pedestal wash basin; low level W.C. suite; ceramic tiled floor; recessed ceiling lights; ladder style heated towel rail; extractor fan.

**BEDROOM:** 9' 0" x 7' 7" (2.74m x 2.31m)

Incorporating range of full width built in wardrobe cupboards. High output radiator; T.V. aerial point.

**GARDENS:**

One of the main features of this particular flat is the private west facing garden, which is laid to a combination of paved patio and lawn. This in turn is surrounded by flower and shrub borders, enclosed by lapped timber fencing. **TIMBER GARDEN STORE** sits to one corner, whilst a gate provides access to the **DRYING AREA, BIN AND BIKE STORE**

**ALLOCATED PARKING SPACE**

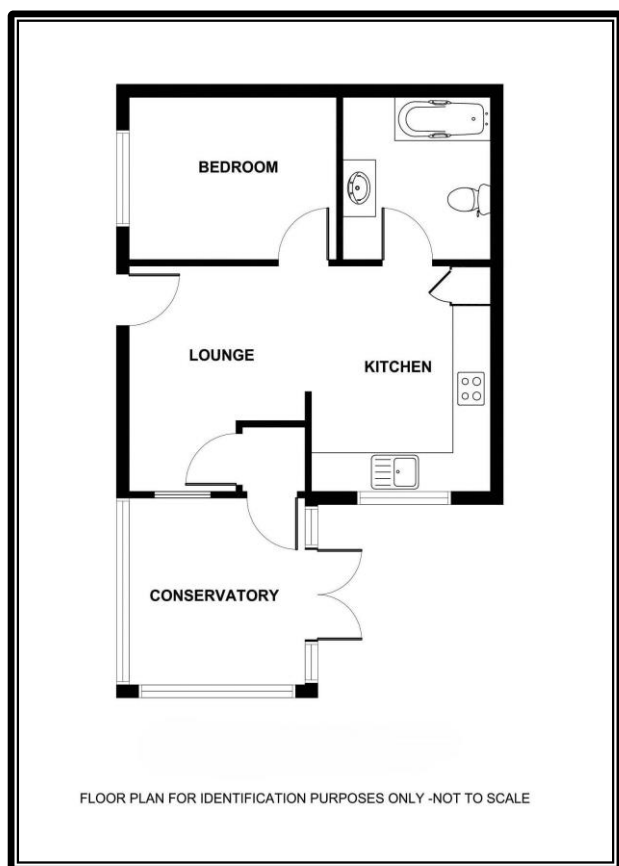
**LEASE DETAILS:**

Tenure: It is understood that there is approximately 101 years remaining of the 125 year lease.

Ground Rent: £100.00 p.a.

Service Charge: Currently £804.00 p.a.

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.