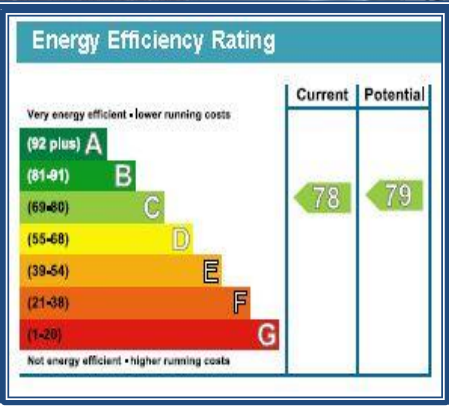
May's
The Village Agent Ltd
ESTATE AGENT • VALUER • SURVEYOR
Tel: 01243 841 341
Fax: 01243 841 611
felpham@maysagents.co.uk
For a traditional, personal and professional service
64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ









(for more photographs go to www.maysagents.co.uk)

£87,500 Leasehold

45 Gateway Lodge Felpham Road,
Bognor Regis, PO22 7NS

www.maysagents.co.uk

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

When considering retirement homes what do you look for? Do you seek security? Do you look for companionship? Do you want shopping facilities to hand ? Or do you simply want the comfort of knowing there is always someone on call? Since they were built these flats have gained a reputation for all of these benefits. This **PURPOSE BUILT, FIRST FLOOR APARTMENT** is accessed from within the centre of the development, further enhancing the security aspect. With the benefit **of Gas Fired Central Heating, uPVC framed double glazing**, and a roughly **south facing Living Room** the residents know that help is only a call away, with alarm cords in the main rooms. If the sound of this appeals, why telephone **May's** for an appointment to view - take a look inside to appreciate the space.

Directions: From May's village centre office the development will be seen almost opposite. The entrance to the property will be found within the centre of the flats, through the archway.

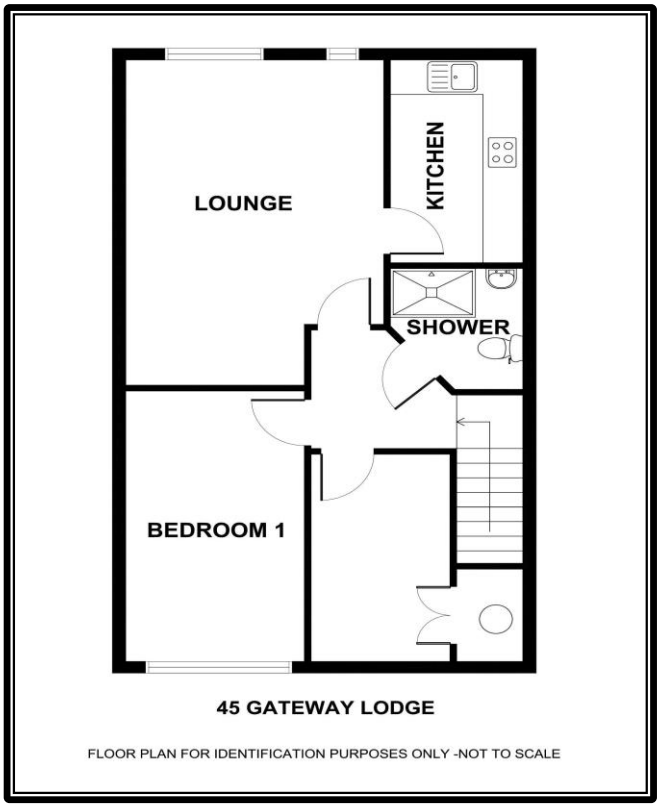
ACCOMMODATION

GROUND FLOOR ENTRANCE:
With "entry phone" system and "easy" staircase with Stannah stairlift to:

LANDING:
door to:

ENTRANCE HALL: *8' 0'' x 7' 3'' (2.44m x 2.21m)*
max. meas. reducing to 3'9". Built-in broom/cloaks store with hanging and shelved space; trap hatch to roof space with loft ladder; "entry phone" system; textured ceiling; door to:

LOUNGE/DINING ROOM: *18' 9'' x 13' 0'' (5.71m x 3.96m)*
narrowing to 9'3" in Dining Area. 2 Radiators; T.V. aerial point; telephone point; assistance call system; door to:



KITCHEN: *11' 0'' x 9' 0'' (3.35m x 2.74m)*
(over units). Range of units incorporating stainless steel sink with drawer and cupboard under; space and plumbing for automatic washing machine; floor standing drawer and cupboard units with matching wall mounted cabinets; part tiled walls; gas and electric cooker points; appliance space; radiator; gas fired boiler.

BEDROOM 1: *15' 9'' x 9' 3'' (4.80m x 2.82m)*
Radiator; alarm cord.

BEDROOM 2: *12' 0'' x 7' 3'' (3.65m x 2.21m)*
Radiator; airing cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving plus additional storage space, alarm cord.

SHOWER ROOM/W.C.:
Fully tiled cubicle with "Triton" electric shower unit; vanity basin with cupboards beneath; low level W.C. with concealed cistern; part tiled walls; radiator; extractor fan; recessed ceiling lights; alarm cord.

GARDENS:
The development is surrounded by, and surrounds, gardens combining areas of lawn with flower and shrub beds plus meandering pathways providing access to central seating.

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

LEASE DETAILS:
Balance of some 89 years remaining from 125 year lease from 1986.

SERVICE CHARGE:
Service Charge as at April 2025 is approximately £330.00 Per Month. To include: Maintenance of Communal Gardens, Buildings Insurance, Water Charges, External Decoration, Provision of Estate Manager and Accommodation. Reviewed annually.

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.