



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£160,000 Leasehold

16 Priestley Way

Felpham, Bognor Regis, PO22 6RH

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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Sometimes a property stands out from the crowd for a variety of reasons. In the case of this PURPOSE BUILT FIRST FLOOR FLAT those reasons are not necessarily obvious from the outside. Spacious accommodation, re-fitted kitchen and bathroom, gas fired central heating plus uPVC framed double glazing, all combine together to provide a property suitable for perhaps the first time buyer, or even the private investor looking for an income - but not necessarily just those classes of buyer. With allocated off-street parking providing a degree of vehicular security, surely this property is worth an internal inspection. Telephone May's for an appointment to view - you won't know unless you look !!

Directions: From May's village centre office, proceed north to the traffic lights turning right into Felpham Way. At the roundabout take the second exit into Middleton Road and then second left into Flansham Park. From here take the second right into Priestley Way where the development will be seen on the right hand side.

ACCOMMODATION

ENTRANCE LOBBY:

With glazed door to staircase leading to:

INNER HALL:

Shelved storage cupboard with radiator.

LIVING ROOM: 15' 8" x 9' 10" (4.77m x 2.99m)

With T.V. aerial point, telephone point, and door to

KITCHEN: 11' 5" x 7' 0" (3.48m x 2.13m)

(maximum measurements over units) Recently renovated with a range of drawer and floor standing cupboard units with roll edge worktop above, wall mounted cabinets over, inset sink, Zanussi electric oven and 4 burner gas hob above, fitted fridge freezer and automatic washing machine, breakfast bar. Wall mounted Ideal Independent C24 Combination Boiler.

BEDROOM: 11' 7" x 9' 5" (3.53m x 2.87m)

BATHROOM:

Recently re fitted in a contemporary style, having matching white suite comprising panelled 'p' shaped bath with rain head shower and glazed screen plus fully tiled surround; washbasin inset in vanity unit with cupboards beneath; low level W.C.; ladder style heated towel rail.

STORE CUPBOARD

housing electric meters.

OUTSIDE AND GENERAL

COMMUNAL GARDEN:

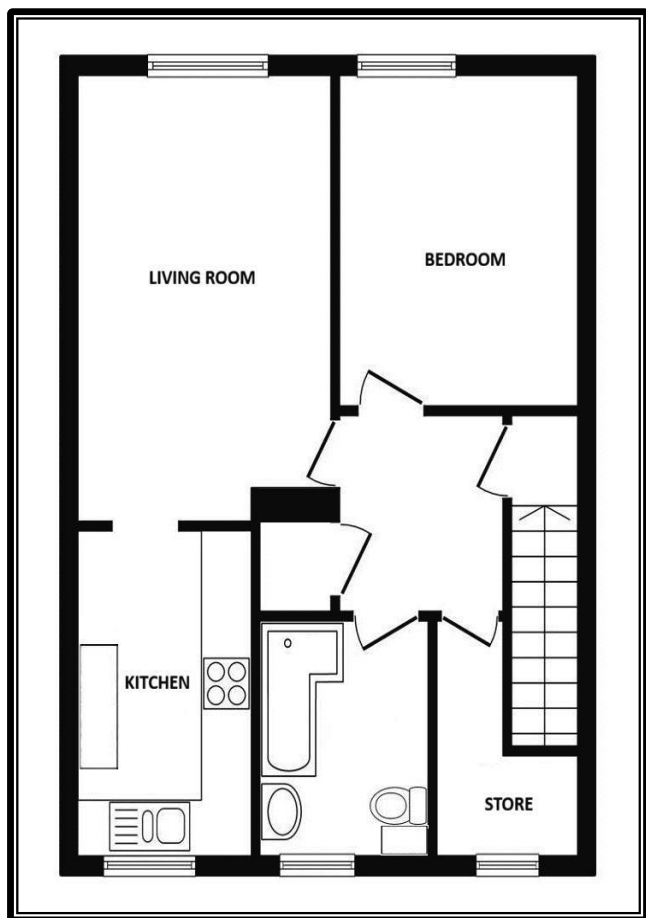
A grassed area to the rear of the property is used by all occupiers of the flats.

ALLOCATED PARKING:

The flat has been allocated one parking space to the rear of the block, whilst there is ample on street parking for additional vehicles.

LEASE DETAILS:

TENURE: It is understood that there are approximately 93 years remaining on the lease. SERVICE CHARGE: Currently levied at £310.00 per annum. 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.