May's
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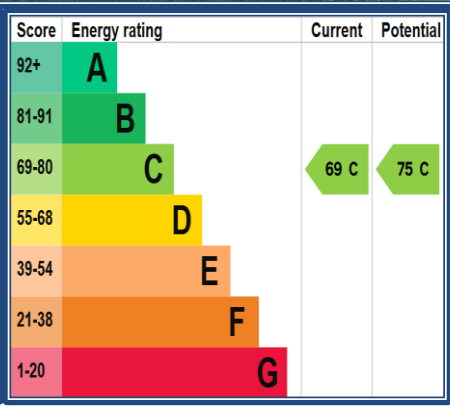

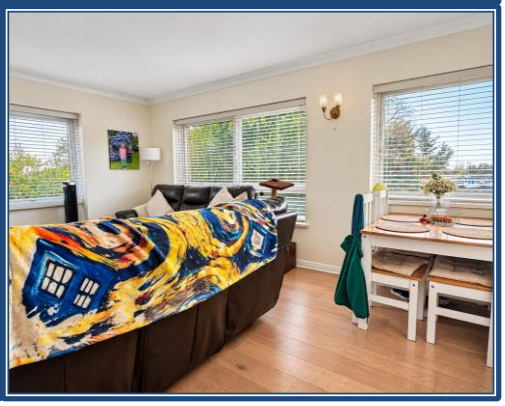

(for more photographs go to www.maysagents.co.uk)

12 Northwyke Close
Felpham, Bognor Regis, PO22 8QH

£215,000 Leasehold

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

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

If peace and quiet is high on your list of priorities when searching for a property, this **PURPOSE BUILT FIRST FLOOR 2 BEDROOM FLAT** could be just what you are looking for. Forming part of a small development dating from the 1960s, the property occupies a corner position at the head of a quiet cul-de-sac adjoining the private Roundle Estate. The development is set amongst well-maintained communal gardens, providing an attractive and established setting. Offered for sale with the benefit of a **129 year lease**, this is certainly a property worthy of your consideration. To fully appreciate the setting and all that this property has to offer, contact **May's** to arrange an appointment to view.

ACCOMMODATION

communal entrance hall with glazed door to:

PRIVATE HALL:
radiator; trap hatch to roof space; store cupboard housing meters; two further store cupboards; door to:

KITCHEN: *12' 3'' x 8' 10'' (3.73m x 2.69m)*
(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; matching upstands; tiled splash backs and wall mounted cabinets over; inset stainless steel sink; integrated electric oven; four burner electric hood with cooker hood over; space and plumbing for washing machine; further appliance space.

SITTING ROOM: *15' 10'' x 11' 0'' (4.82m x 3.35m)*
dual aspect room; electric fire with surround (not tested); radiator; T.V. aerial point.

BEDROOM 1: *13' 0'' x 11' 0'' (3.96m x 3.35m)*
radiator; T.V. aerial point; double built in wardrobe; further wardrobe with gas fired combi boiler.

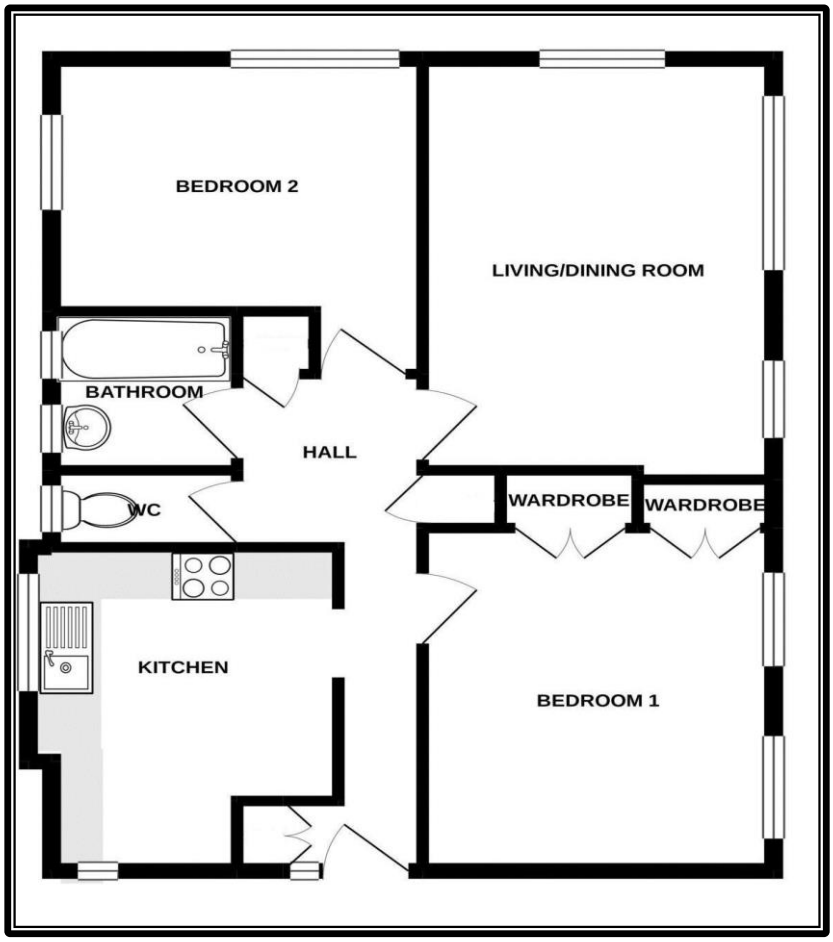
BEDROOM 2: *11' 7'' x 9' 3'' (3.53m x 2.82m)*
dual aspect room; radiator.

BATHROOM:
part tiled walls; "P" shaped bath with independent shower mixer; wash basin inset in vanity unit with twin cabinet beneath.

SEPARATE W.C.:
W.C.; radiator.

COMMUNAL GARDENS:
The property is surrounded by communal gardens, laid principally to lawn with mature shrub hedging and borders.

LEASE DETAILS:
TBC



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.