



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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

15 Kynon Gardens
Felpham, Bognor Regis, PO22 6RF

£80,000 Leasehold

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They say that good things come in little packages, and for some that means diamonds, gold bullion, or perhaps even a cheque! In the case of property, this **purpose-built ground floor studio flat** could be just that. Built around 30 years ago, the flat could serve a variety of owners, offering a compact but affordable first step on the property ladder (subject to mortgage restrictions) or a solid investment opportunity. Now in need of significant modernisation, it provides a blank canvas for someone keen to update and transform it to their own style. The property benefits from the balance of a 999-year lease, double glazing, a garden and an allocated parking space. With scope to add real value, why not contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE PORCH:

INNER LOBBY:

LIVING/BEDROOM: 14' 7" x 9' 11" (4.44m x 3.02m)
Cupboard; double glazed double doors to private rear garden.

KITCHEN AREA: 9' 3" x 5' 2" (2.82m x 1.57m)

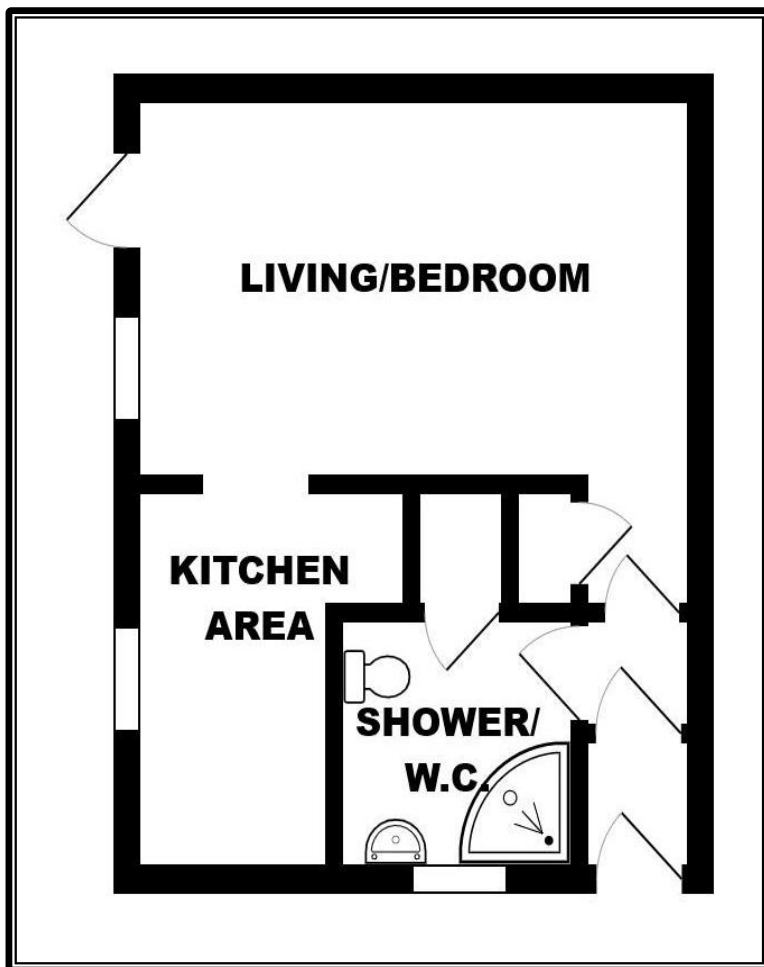
SHOWER ROOM::
Corner shower cubicle; close coupled W.C.; wash basin inset in vanity unit with twin cabinet beneath; cupboard housing lagged hot water cylinder.

GARDENS:
The rear garden faces roughly west and has a depth of approximately 55 feet.

PARKING:
There is 1 allocated parking space.

LEASE DETAILS:
We understand that there is the balance of a 999 year lease from June 1983, the ground rent is a peppercorn, and any maintenance or service charge is payable as and when required.

We have not had sight of documentation to verify this information and therefore any prospective purchaser should ensure that these details are checked and confirmed by their conveyancer before proceeding.



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.