



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£189,950 Freehold

**44 Gateway Lodge Felpham Road
 Felpham, Bognor Regis, PO22 7NS**

www.maysagents.co.uk



For those of us who prefer the pace and quality of village life, Felpham has a lot to offer. A range of local amenities are close to hand, including a laundrette, Post Office and butchers, with churches, a leisure centre and the beach also nearby. The retirement development of **GATEWAY LODGE** is located in the heart of the village adjacent to all of the local facilities including bus stops, with this particular **GROUND FLOOR FLAT** presented to a high standard, whilst occupying a position to the side of the development and benefiting from **replacement Kitchen plus Shower room fitments, solid timber doors and quality wood effect flooring**. A **replacement Gas Fired boiler** supplies the Central Heating with radiators, whilst resident's security is enhanced by the "warden call" system monitored on a 24 hr basis. Communal gardens with central seating areas lead in turn via the tarmacadam pathways to the parking facility with spaces available for residents and visitors. Contact **May's** for an appointment to view.

ACCOMMODATION

ENTRANCE LOBBY:

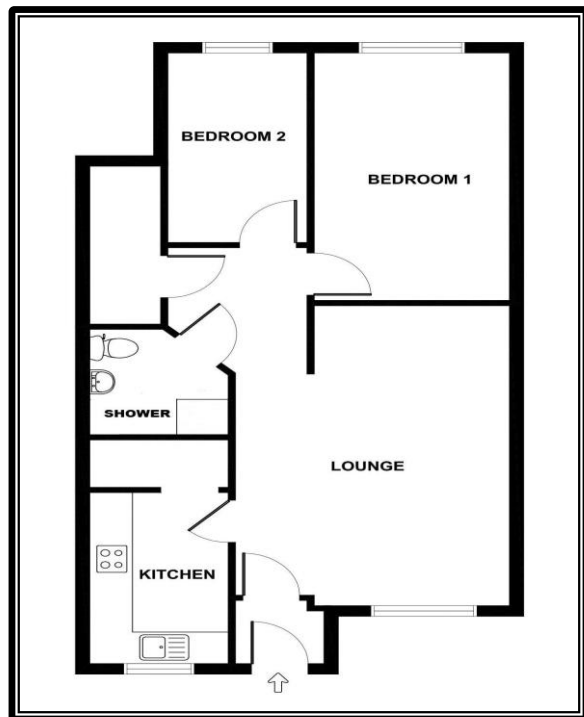
With cloaks hanging space and glazed door to:

LIVING/ DINING ROOM: 18' 7" x 13' 0" (5.66m x 3.96m)

(maximum measurements) 2 radiators; TV aerial point; telephone point; safety alarm cord with central control panel; door to:

KITCHEN: 10' 6" x 6' 4" (3.20m x 1.93m)

(maximum measurements over units) re-fitted with high gloss floor standing drawer and cupboard units having worktop over and matching wall mounted cabinets above; inset sink; space and plumbing for washing machine; electric oven; induction hob; cupboard housing gas fired combination boiler; walk-in larder cupboard currently housing free standing fridge/freezer, plus shelving.



INNER LOBBY: 8' 0" x 6' 6" (2.44m x 1.98m)

With large walk-in understairs storage cupboard with light.

BEDROOM 1: 13' 5" x 8' 10" (4.09m x 2.69m)

to face of double mirror fronted wardrobes; internal shutters; radiator.

BEDROOM 2: 11' 8" x 6' 4" (3.55m x 1.93m)

narrowing to face of double mirror fronted wardrobes; internal shutters; radiator.

SHOWER ROOM/W.C.:

part tiled walls, shower cubicle; wash basin and W.C.; ladder style towel rail; extractor fan.

GARDENS:

The development is surrounded by and centred around communally maintained gardens with central screened seating area, meandering pathways plus lawns and matured trees. This flat has a paved porcelain patio which in turn overlooks a lawned area with a back drop of flint wall.

PARKING:

To the rear of the development is the Resident's Car Park used on a 'first come first serve' basis with additional overflow parking available if required in the adjoining Public Car Park.

LEASE DETAILS:

Tenure: There is a balance remaining from a 125 year lease dating from 1988

Service Charge: We understand that this currently amounts to approximately £356.17 per month (to April 2027) and includes such items as Warden Salary, Gardening, Water Rates, Insurance, Window Cleaning, External Decoration and maintenance of Common Parts.

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.