



## Turret House Limmer Lane

Felpham, PO22 7EN

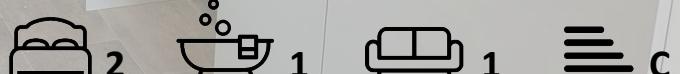
**Asking price £190,000**

NO CHAIN - VACANT POSSESSION. Situated within the Conservation area of Felpham Village, this purpose-built, first-floor, two-bedroom apartment has been newly refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants. The apartment is accessed via the communal entrance hall with stairs to personal front door and hallway. The good-sized living room features a lovely bay area overlooking the well-maintained communal gardens with glazed doors opening onto the newly fitted kitchen with integrated oven, hob and extractor unit. There is also ample space and plumbing for a washing machine and dishwasher plus space for a fridge/freezer. The apartment boasts two comfortable bedrooms, ideal for a small family or as a guest room/study. The spacious bathroom has been tastefully updated to include both a bath and a shower. Residents can enjoy the communal gardens and parking is available on a first-come first-served basis in the communal car-park. Located close to the amenities of Felpham Village, you will find shops, bus routes, and the beautiful beach. This property is a perfect first-time buyer opportunity or those looking to downsize. EPC - C. Council Tax band - B. Tenure - leasehold. 144-year lease with 124 years remaining. Ground Rent - £100.00 per annum. Service Charge - £,1700.00 per annum.

- No chain - vacant possession
- Recently refurbished
- Two bedrooms
- Kitchen
- Living room
- Bathroom with separate shower
- Communal hallway
- Personal entrance
- Communal gardens & parking
- Close to Felpham Village amenities, shops, bus routes & beach

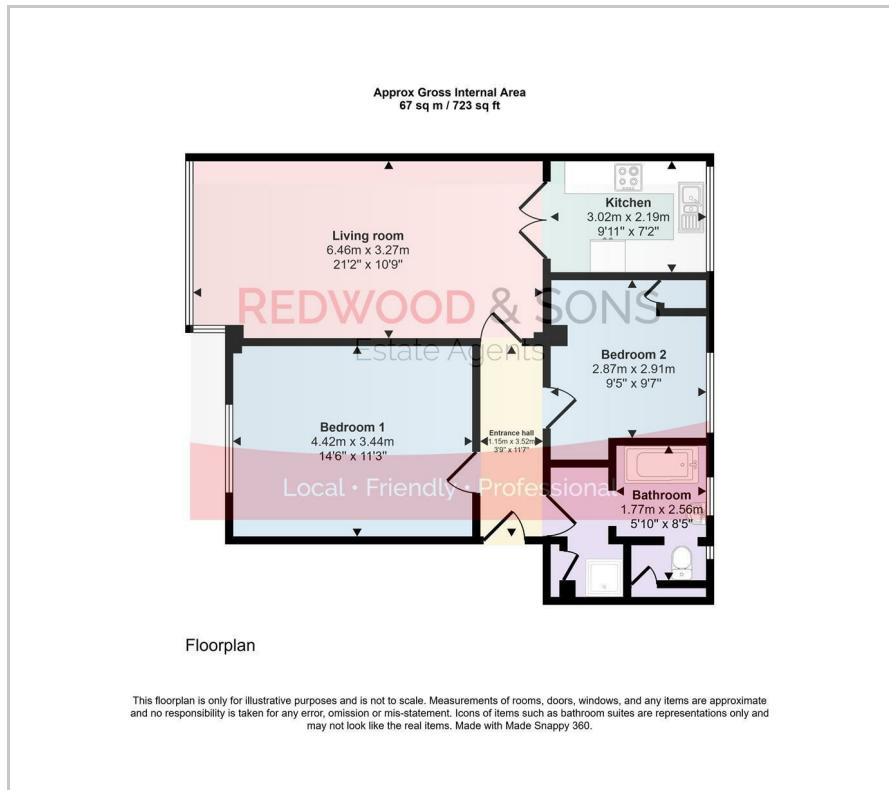
### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	82
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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