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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



**Flat 10 Summerley Gate, Southview Road**  
**Felpham, Bognor Regis,**  
**PO22 7BF**

**£290,000 Share of freehold**

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Situated within the sought after Summerley Gate development, on the periphery of the Summerley Private Estate, this well presented top floor apartment offers a comfortable and practical home in a highly convenient Felpham position, within easy reach of both the village centre and seafront.

The accommodation includes two double bedrooms, with the principal bedroom benefiting from an en suite shower room, together with a separate bathroom, modern fitted kitchen and a generous sitting room enjoying excellent natural light from the large window. The apartment also benefits from double glazed windows, underfloor heating and modern fittings throughout, making it well suited to those looking for a low maintenance home close to the coast.

Outside, the development is approached through well kept communal areas and the property has the advantage of an allocated parking space, together with visitor parking. Summerley Gate is well placed for Felpham village, local shops, pubs, the sailing club and the beach, whilst Bognor Regis, Chichester, Arundel and Goodwood are all within comfortable reach. Contact **May's** for an appointment to view.

## **ACCOMMODATION**

### **ACCESS:**

telephone entry system to communal entrance with lift and stairs, private front door to:

### **ENTRANCE HALL:**

underfloor heating throughout; skylight; large airing cupboard with pressurised hot water cylinder and slatted shelving; consumer unit and electric meter; door to:

### **KITCHEN/BREAKFAST ROOM: 11' 0" x 10' 7" (3.35m x 3.22m)**

range of floor standing drawer and cupboard units; worktop; matching upstands and wall mounted cabinets over; eye level double oven; electric hob with cooker hood above; range of integrated appliances to include: dish washer; washing machine; fridge/freezer; cupboard housing gas fired boiler; door to:

### **SITTING ROOM: 16' 5" x 16' 2" (5.00m x 4.92m)**

dual aspect room south and east with sea glimpses; high ceilings; T.V. aerial point; internet point.

### **PRINCIPLE BEDROOM: 15' 0" x 10' 1" (4.57m x 3.07m)**

south facing window with sea glimpses; fitted wardrobes; trap hatch to roof space. **EN-SUITE:**

close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; shower cubicle with glazed screen; extractor fan; ladder style heated towel rail.

### **BEDROOM 2: 11' 4" x 9' 6" (3.45m x 2.89m)**

south facing window with sea glimpse; fitted wardrobe.

### **BATHROOM:**

close coupled W.C.; wash hand basin inset in vanity unit with twin cabinets beneath; panelled bath with mixer tap and hand held shower attachment; extractor fan; ladder style heated towel rail.

## **OUTSIDE AND GENERAL**

### **ALLOCATED PARKING:**

Allocated parking space; communal storage space for bicycles/mobility scooters etc.

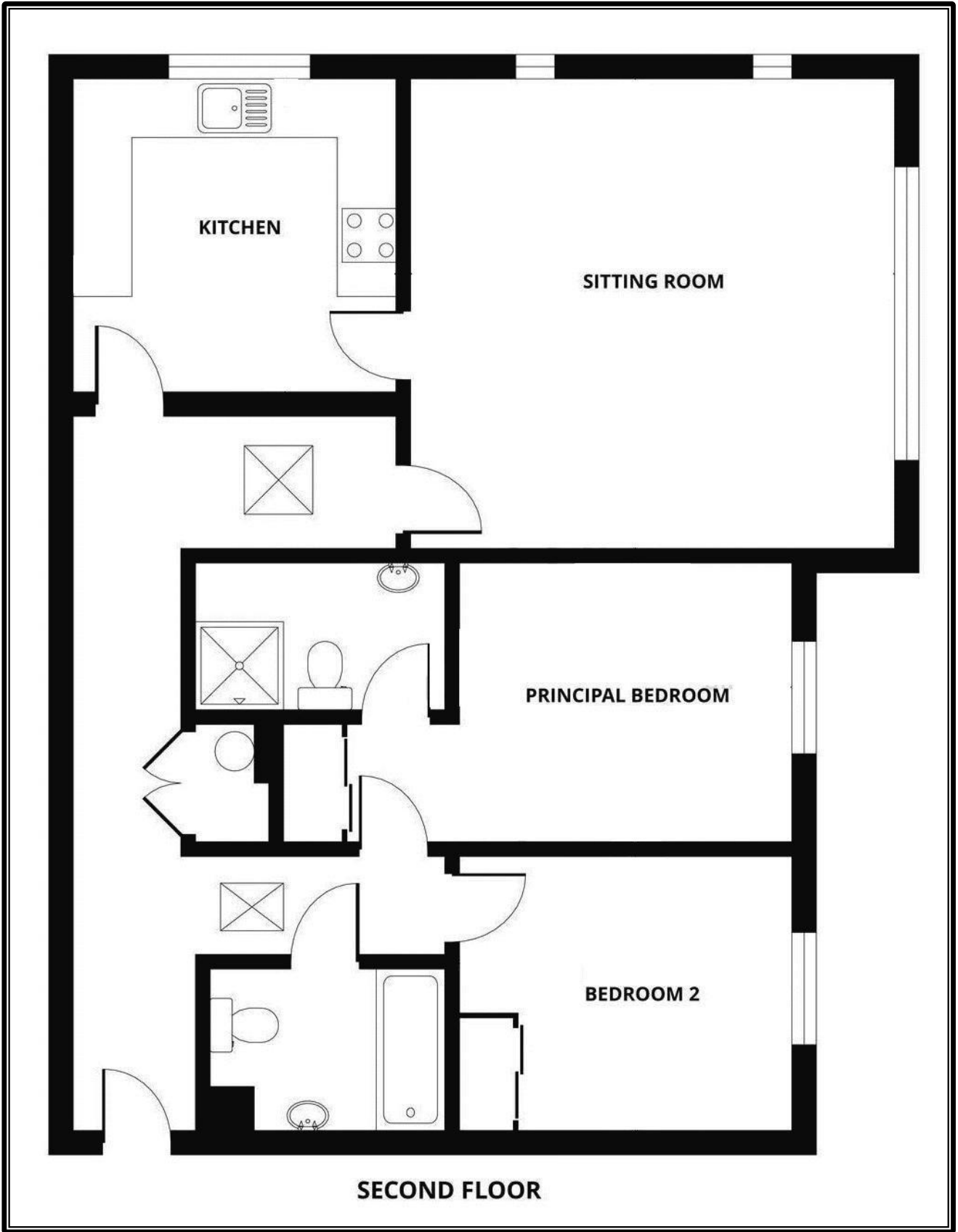
### **LEASE DETAILS:**

TENURE: 113 years remaining from June 2014.

MAINTENANCE: £1,783.42 p.a.

SERVICE CHARGE: £693.64 for lift maintenance.

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.



**SECOND FLOOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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