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



20 Meadow Court Priestley Way

Felpham, Bognor Regis,

PO22 6RP

£125,000 Leasehold

www.maysagents.co.uk



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

This part of the south coast is renowned for its retirement benefits. The flat coastal plain, the relatively mild climate (Bognor Regis has held the sunshine record for many years) and of course the availability of suitably designed properties all contribute to the popularity of the area. This **PURPOSE BUILT GROUND FLOOR RETIREMENT FLAT** occupies one of the better positions in this development built in the 1980's and designed specifically for this sector of the market. With on-site manager, 24 hour emergency cover, and a laundry plus **re-fitted Kitchen and Shower Room, uPVC framed double glazing, and modern electric heating**, this is a property well worth consideration if you fulfil the criteria. Set in the far corner and overlooking the communal landscaped gardens the flat is located within approximately 800 yards of Middleton Village, 100 yards of the Health centre, and some 50 yards further to the 'bus stop. So if you would like to see for yourself the advantages this property may offer, why not telephone **May's** for an appointment to view.

ACCOMMODATION

COMMUNAL HALL:

With entry phone system; door to:

PRIVATE HALL:

Modern electric heater; meter/storage cupboard.

LIVING ROOM: 21' 0" x 10' 10" (6.40m x 3.30m)
the former into bay and narrowing to 18'0. A double aspect room, south and east, with modern electric heater; TV aerial point; hatch to:

KITCHEN: 9' 6" x 9' 2" (2.89m x 2.79m)
(max. meas. over units). Replacement range of floor standing drawer and cupboard units having roll edged worktop and matching wall mounted cabinets above; tiled splash backs; inset stainless steel sink; integrated electric oven with 4 burner ceramic hob and filter hood over; space for fridge/freezer.

BEDROOM: 15' 0" x 8' 6" (4.57m x 2.59m)
Built in wardrobe cupboard.

SHOWER ROOM/W.C.:

Replacement suite of walk-in fully tiled shower cubicle, wash basin inset in vanity unit and close coupled W.C. with concealed cistern; airing cupboard housing electric water heater; extractor fan.

OUTSIDE AND GENERAL

GARDENS:

Surrounding the MEADOW COURT development are landscaped Communal Gardens comprising lawns and a central feature of paved terracing, rustic pergola, circular raised brick flower bed and sheltered seating area. this particular flat has direct access to the gardens with a small paved south facing patio to the front.

RESIDENTS CAR PARKING FACILITY

COMMUNAL LAUNDRY

LEASE DETAILS:

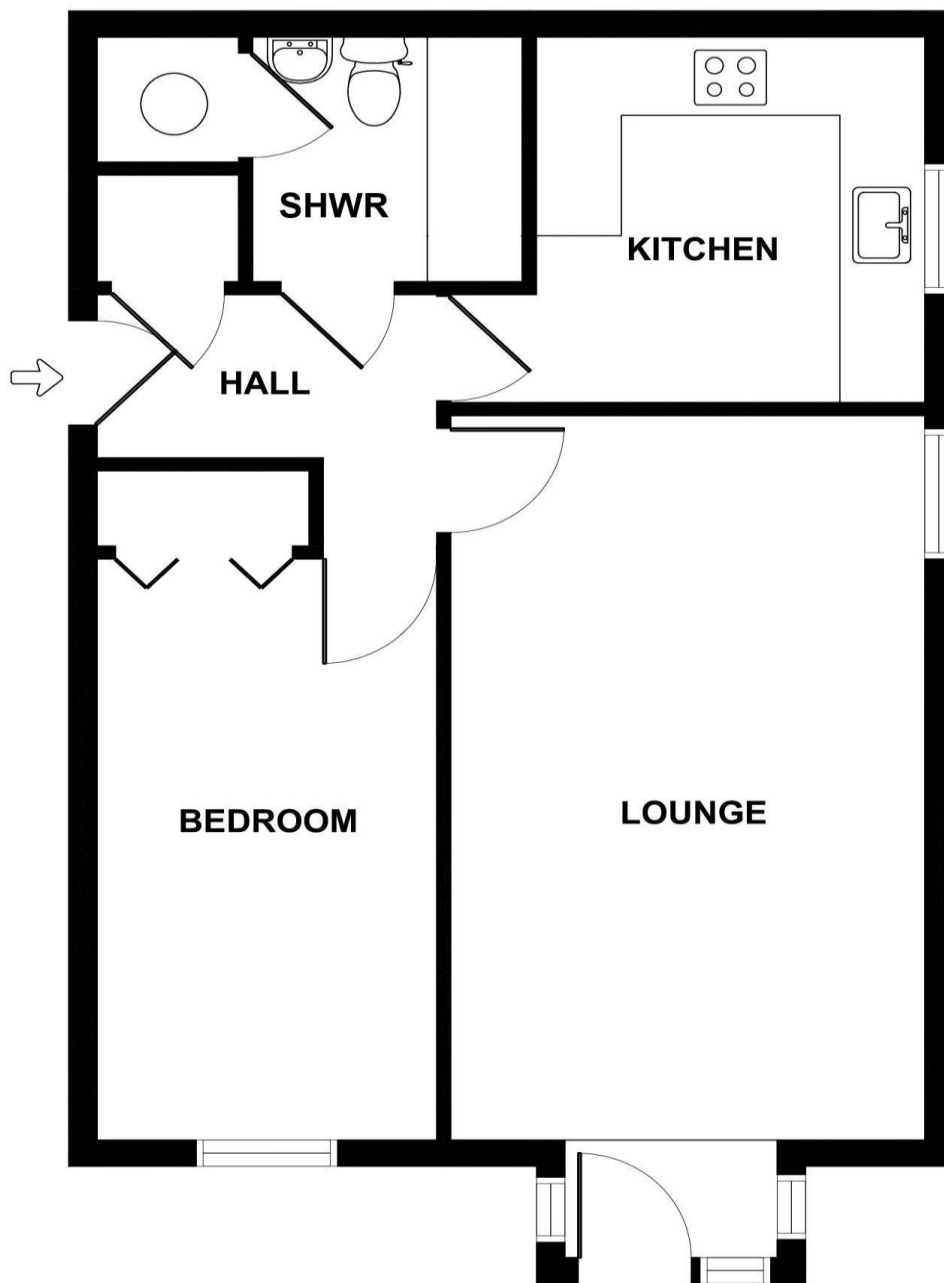
Tenure: It is understood that a new 99 year lease will be granted on commencement of the occupation.

Service Charge: it is understood that a quarterly charge of some £803.92 is payable and covers: Manager's Charges * Garden Maintenance * Building Insurance * Communal Maintenance * Cleaning of Common Parts * Window Cleaning.

Please Note:

The purchaser of this flat must be over 55 years of age. Also the seller of this flat is related to a member of the staff at May's.

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.



20 MEADOW COURT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.