



2 Meadow Court Priestley Way

Felpham, Bognor Regis, PO22 6RP

Offers over £100,000

VACANT POSSESSION - NO CHAIN. Ideally situated within walking distance of the doctors' surgery and bus routes, this ground-floor retirement apartment benefits from the following accommodation: entrance hall with storage cupboard, stylish fitted kitchen with integrated oven, hob, extractor unit, dishwasher and washing machine; spacious living room with access door to a patio and bay area with further access door to additional patio; double bedroom with built-in wardrobe; shower-room with cupboard. In addition, the property has the benefit of well-maintained communal gardens and parking plus laundry facilities. EPC - E. Tenure - leasehold - 99-year lease with 93 years remaining. Service charge £2,433.75 per annum.

Ground rent - nil. Council Tax Band - B.

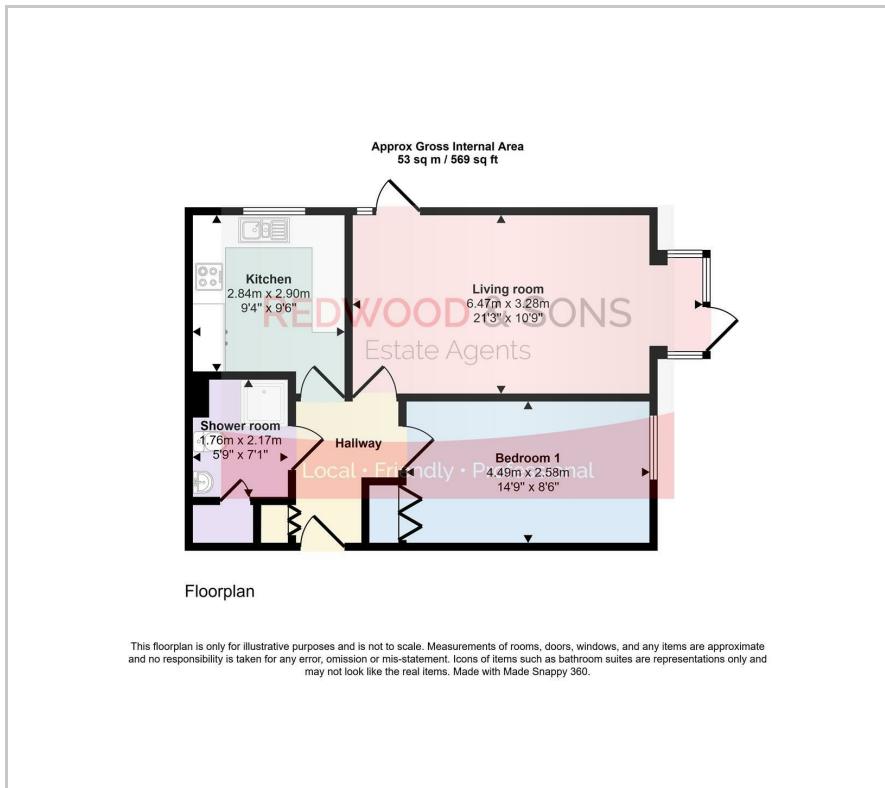
Viewing

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

- Vacant possession - no chain
- One-bedroom ground-floor retirement apartment
- Kitchen
- Living room
- Shower room
- Communal gardens & personal private patio
- Communal parking
- Walking distance to amenities & bus routes
- Short drive to Bognor Regis with shops & mainline train station
- Lease 99 years with 93 years remaining



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		76
(68-80)	C		
(55-68)	D	53	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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