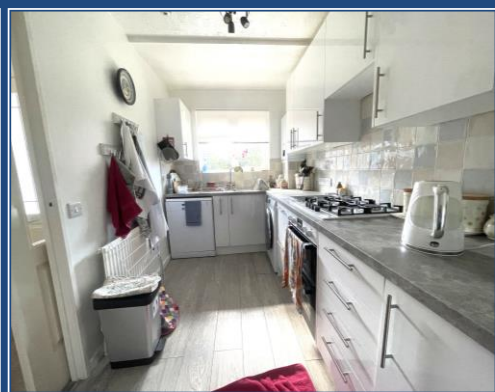




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£179,950 Leasehold

48 Gateway Lodge Felpham, Bognor Regis, PO22 7NS

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.
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Felpham is an area renowned for the retirement benefits. Situated on the flat coastal plain, with a thriving village centre blessed with a variety of shops, the Leisure Centre and Pool, plus a number of local activity groups. If you are of retirement age and are looking for something in the heart of 'things' **this GROUND FLOOR FLAT** could well be for you. Located in this development of similar properties, in the centre of Felpham, this flat has the benefit of **replacement Kitchen and shower room fittings, replacement doors, gas fired central heating by radiators**, landscaped communal gardens, **on~site manager and 24 hour backup**. Situated in one of the most favourable positions within the development, this flat needs internal inspection to fully appreciate the size, presentation and layout. Telephone **May's** for an appointment to view.

Directions:

ACCOMMODATION

ENTRANCE HALL:

Double glazed composite framed door, cloaks hanging space and further door to:

LIVING ROOM: 18' 6" x 13' 0" (5.63m x 3.96m)

narrowing to 9'0 in dining recess. Feature fireplace surround; telephone point; T.V. aerial point; 2 radiators; warden call system.

KITCHEN: 13' 6" x 6' 8" (4.11m x 2.03m)

(max meas over units) with re-fitted range of floor standing drawer and cupboard units having worktop above; tiled splash backs; matching wall mounted cabinets; inset stainless steel sink; integrated electric cooker; 4 burner gas hob; replacement wall mounted gas fired boiler providing central heating and domestic hot water; automatic washing machine; dishwasher; fridge freezer; radiator;

INNER LOBBY: 7' 9" x 6' 3" (2.36m x 1.90m)

(maximum measurements). Walk-in understairs storage cupboard with light and power.

BEDROOM 1: 15' 6" x 9' 0" (4.72m x 2.74m)

Triple wardrobe cupboard; radiator; TV aerial point.

BEDROOM 2: 11' 9" x 6' 4" (3.58m x 1.93m)

Radiator.

SHOWER ROOM/W.C.:

Re-fitted with walk-in shower cubicle having glazed screen, walls fully panelled; wash basin inset in vanity unit; close coupled W.C. with concealed cistern; extractor fan; heated towel rail.

OUTSIDE AND GENERAL:

GARDENS:

The property is surrounded by COMMUNALLY MAINTAINED GARDENS with lawns, flower borders, shrub hedging and mature trees. Tarmacadam pathways lead in and around the development with a central feature sheltered brick seating areas. To the front of the property is an area of paving where individual residents have planted a variety of pots and plants.

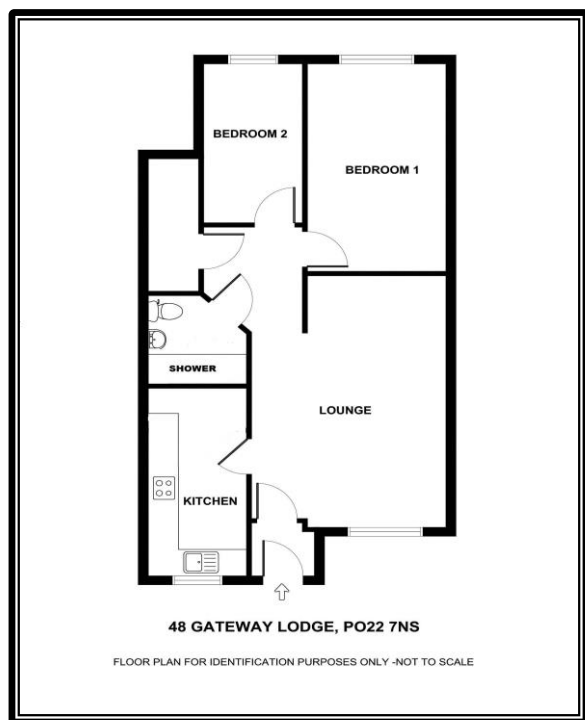
SERVICE CHARGES:

It is understood that the current charges amount to approximately £356.17 per month (to April 2027). These charges are believed to include maintenance of communal parts, the exterior of the building, gardens, buildings insurance, water rates, provision of manager services and associated accommodation.

LEASE DETAILS:

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

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.