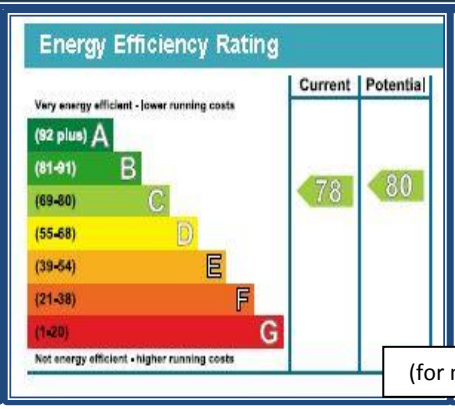
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For a traditional, personal and professional service
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(for more photographs go to www.maysagents.co.uk)

£152,500 Leasehold

15 Gateway Lodge Felpham Road
Felpham, Bognor Regis, PO22 7NS

www.mays-estate-agents.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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For many a property in the village centre of Felpham is their ultimate aim. The convenience of the local shopping facilities, the proximity of the beach, the Church, Post Office and even the swimming pool form attractions that all contribute to the popularity of the Village. This **FIRST FLOOR RETIREMENT APARTMENT** has the benefit of being located right in the centre of the village, forming part of one of the most popular local retirement schemes. Heating is by means of a **Gas Fired Central Heating system** with recently installed combination boiler, and there is **uPVC framed double glazing**, whilst 24 hour safety cover is provided via the alarm call system. This is a particularly airy flat having a double aspect in the lounge, and internal inspection is recommended. Contact **May's** for an appointment to view.

Directions: From May's village centre office the Gateway Lodge will be seen almost opposite. This apartment is found to the right hand side of the development, through the archway and right.

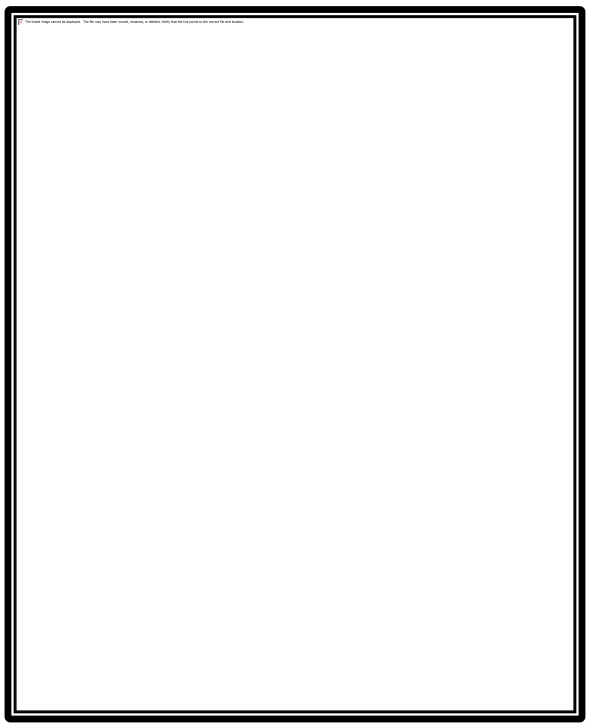
ACCOMMODATION

ENTRANCE LOBBY:
with uPVC framed double glazed stained glass paneled door; easy rise staircase to:

LANDING:
With door to:

INNER HALL:
with entry phone system; double fitted storage cupboard; trap hatch to roof space with loft ladder; light and part boarding; doors to:

LIVING ROOM: *18' 6'' x 12' 10'' (5.63m x 3.91m)*
narrowing in DINING RECESS to 8'10. A double aspect room, which is unusual within this development, with two radiators; central security alarm system; t.v. aerial point and door to:



KITCHEN: *10' 7'' x 6' 6'' (3.22m x 1.98m)*
(maximum measurements over units) range of recently installed drawer and cupboard units with roll edge worktop tiled splash back and wall mounted cabinets over; inset stainless steel sink; automatic washing machine; electric double oven with integrated ceramic hob; fridge/freezer; radiator; wall mounted "Worcester" gas fired boiler providing domestic hot water and central heating.

BEDROOM 1: *13' 6'' x 9' 0'' (4.11m x 2.74m)*
the former to face of double fitted wardrobe cupboard; radiator.

BEDROOM 2: *11' 10'' x 7' 0'' (3.60m x 2.13m)*
double built in storage cupboard with slatted shelving; radiator.

BATHROOM/W.C.:
fully tiled with matching suite of paneled bath having mixer tap, hand held shower attachment, curtain and rail; pedestal wash basin; low level W.C. with concealed cistern; radiator; extractor fan.

GARDENS:
The property is surrounded by communally maintained gardens with lawns, flower borders, shrub hedging and mature trees. Tarmacadum pathways lead in and around the development with a central feature of sheltered brick seating areas.

SERVICE CHARGES:
As from 1st. April 2019 we understand that this is levied at £188.00 per month (to be confirmed by the Vendors solicitors) and covers: Maintenance of Communal Gardens, Buildings Insurance, Water Charges, External Decoration, Provision of Resident Manager , plus 24 hour emergency cover.

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.