



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£157,950 Leasehold

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

www.maysagents.co.uk



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For those that prefer the pace and quality of village life Felpham has a lot to offer. A variety of shops and facilities ranging from the Butchers through Post Office to Tea Rooms, Churches, Jewellers and of course the beach. **GATEWAY LODGE** is located in the heart of the village adjacent to all of the local facilities with this particular **FIRST FLOOR FLAT** accessed within the centre of the development, adjoining the well maintained gardens. A **Gas Fired Central Heating system with radiators is augmented by uPVC framed replacement double glazing** whilst residents comfort is enhanced by the "security call" system. Communal gardens with central seating areas lead in turn via the tarmacadam pathways to the parking facility. For an appointment to view, telephone **May's**.

Directions: From May's village centre office the property will be found in the development almost immediately opposite.

ACCOMMODATION

COMMUNAL ENTRANCE HALL:

with security "entryphone" system and staircase to:

FIRST FLOOR LANDING:

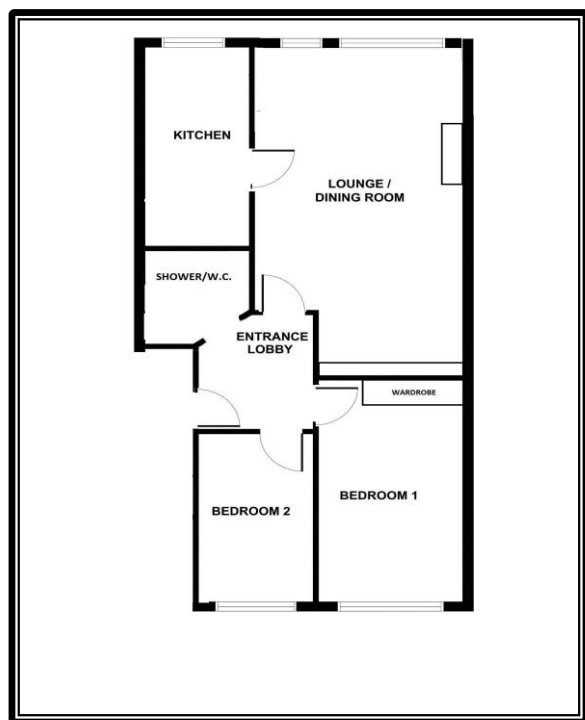
with meter /storage cupboard.

ENTRANCE LOBBY:

Textured ceiling; "entryphone" system; doors to:

LIVING ROOM: 18' 10" x 12' 9" (5.74m x 3.88m)

narrowing to 8'8" in Dining Recess. Feature 'chimney breast'; Two radiators; emergency call system; T.V. aerial point; telephone point; range of fitted furniture and shelving; door to:



KITCHEN: 13' 9" x 6' 6" (4.19m x 1.98m)

(max. meas. over units). inset polycarbonate sink with cupboards under; automatic washing machine; further floor standing drawer and cupboard units with worktop overs; cupboard housing gas fired boiler providing central heating and domestic hot water; integrated electric oven; gas hob; integrated fridge; radiator.

BEDROOM 1: 12' 7" x 8' 4" (3.83m x 2.54m)

(measurements to face of double fitted mirror fronted wardrobe cupboards with hanging rail and fitted shelving); radiator

BEDROOM 2: 10' 9" x 6' 0" (3.27m x 1.83m)

max. . Radiator.

SHOWER ROOM/W.C.:

Fully tiled shower cubicle; pedestal wash basin; low level W.C.; part tiled walls; radiator; security alarm cord..

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 of sheltered brick seating areas.

TENURE:

Balance of some 89 years remaining from 125 year lease from 1986.

SERVICE CHARGE:

£225.14 Per Month To include: Maintenance of Communal Gardens, Buildings Insurance, Water Charges, External Decoration, Provision of Resident Manager and Accommodation. Reviewed annually.

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.