



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



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£169,950 Leasehold**

**39 Gateway Lodge Felpham Road**  
**Felpham, Bognor Regis, PO22 7NS**

[www.maysagents.co.uk](http://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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When considering retirement homes what do you look for ? Do you seek security ? Do you look for companionship ? Do you want shopping facilities to hand ? Or do you simply want the comfort of knowing there is always someone on call ? Since they were built these flats have gained a reputation for all of these benefits. This **PURPOSE BUILT, FIRST FLOOR APARTMENT** is accessed from within the centre of the development, further enhancing the security aspect. With the benefit of **Gas Fired Central Heating, uPVC framed double glazing** and a predominantly south/west facing Living Room the residents also know that help is only a call away, with alarm cords in all the main rooms. In the case of this flat, the purchaser will also benefit from the installation of **replacement Kitchen and Shower Room units**. Make sure you don't miss out on an opportunity to become part of this village centre community. Telephone **May's** for an appointment to view.

**Directions:** From May's village centre office the development will be seen almost opposite. The entrance to the property will be found within the centre of the flats, through the archway.

#### ACCOMMODATION

##### GROUND FLOOR ENTRANCE:

With "entry phone" system; uPVC framed double glazed leaded light door, and "easy" staircase with "rest stop" to:

##### LANDING:

door to:

##### ENTRANCE LOBBY: 8' 0" x 7' 3" (2.44m x 2.21m)

max. meas. Telephone point; trap hatch to roof space with loft ladder; "entry phone" system; door to:

##### LOUNGE/DINING ROOM: 18' 9" x 13' 0" (5.71m x 3.96m)

narrowing to 9'0" in Dining Area. 2 Radiators; T.V. aerial point; emergency call system; door to:

##### KITCHEN: 10' 9" x 6' 9" (3.27m x 2.06m)

(over units). Range of floor standing drawer and cupboard units with matching wall mounted cabinets; inset stainless steel sink; space and plumbing for automatic washing machine; part tiled walls; gas and electric cooker points; appliance space; radiator; breakfast bar; replacement gas fired boiler providing central heating and domestic hot water.

##### BEDROOM 1: 15' 10" x 9' 0" (4.82m x 2.74m)

radiator; telephone point; alarm cord

##### BEDROOM 2: 12' 0" x 7' 3" (3.65m x 2.21m)

radiator; cupboard with slatted shelving plus additional storage space.

##### SHOWER ROOM/W.C.:

Fully tiled walk-in shower cubicle with independent mixer and glazed screen; wash basin inset in vanity unit' adjoining close coupled W.C. with concealed cistern; extractor fan; alarm cord.

#### OUTSIDE AND GENERAL

##### GARDENS:

The development is surrounded by, and surrounds gardens combining areas of lawn with flower and shrub beds plus meandering pathways providing access to central seating.

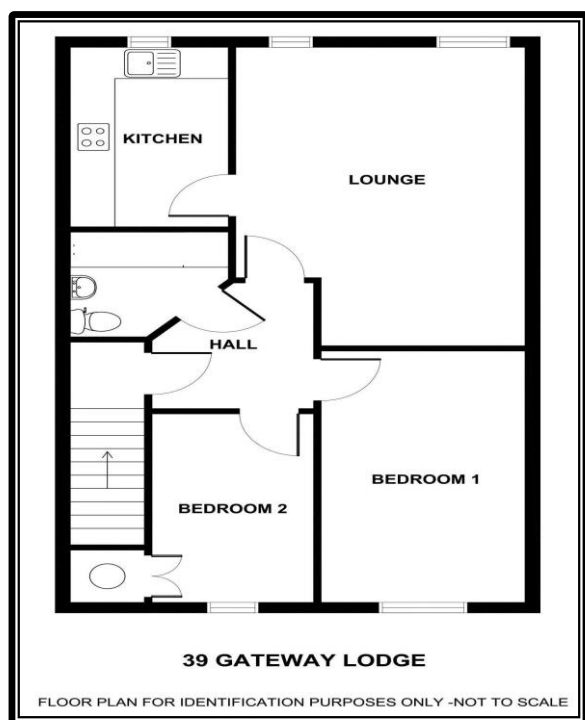
##### PARKING:

there are a number of parking spaces available on a "first come first served" basis. Visitor's parking is available in the adjacent car park.

##### LEASE DETAILS:

**TENURE:** The property is held on a 125 year lease which at the time of writing has some 88 years remaining. **SERVICE CHARGE:** As of April 2023 we understand this to be levied at £243.29 Per Month. This is Reviewed annually. To include: 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



Floor Area - 65 sq m.

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.