



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£245,000 Leasehold

**Flat 1, Herons Court, Wroxham Way
Bognor Regis, PO22 8HA**

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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It is often said that 'size matters', and in the case of this **PURPOSE BUILT GROUND FLOOR FLAT**, this is evident in the proportions of the main rooms. Built in 1959, this flat forms part of a development of just 6 units, all held on a **999 year leases**, with the freehold owned by the owners themselves, providing a high degree of management control. Located just to the north of the seaside village of Felpham, the property affords relatively easy access to all the village facilities with Bognor Regis town centre lying some 1.5 miles to the west. Significantly improved over recent years, the property now boasts **gas fired central heating by radiators, replacement uPVC framed double glazed windows, plus re~fitted Kitchen and Bathroom** with the location, size of accommodation and other benefits all combining to make this well worth considering. For an appointment to view telephone **May's** - you only know if you look inside.

Directions: From May's village centre office proceed north to the traffic lights and across into Downview Road. Take the second left into Goodwood Avenue and then right into Wroxham Way where the development will be found on the left hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL:

With glazed panelled door to:

ENTRANCE LOBBY:

Meter/storage cupboard; door to:

LIVING ROOM: 16' 2" x 12' 0" (4.92m x 3.65m)

A west facing room with telephone point; TV aerial point; wall light points; hatch to:

KITCHEN: 8' 9" x 8' 6" (2.66m x 2.59m)

(max meas over units) range of re-fitted drawer and cupboard units having roll edged worktop, tiled splash backs and wall

mounted cabinets above; inset polycarbonate sink; gas and electric cooker points; cooker hood; appliance space.

INNER LOBBY:

BEDROOM 1: 12' 9" x 12' 0" (3.88m x 3.65m)

Built in wardrobe store; further range of free standing wardrobe cupboards; TV extension point.

BEDROOM 2: 9' 6" x 6' 9" (2.89m x 2.06m)

Built in wardrobe store.

BATHROOM:

Replacement suite installed 2019, comprising white suite of panelled bath with shower screen; wash basin inset in vanity unit; fully tiled walls.

SEPARATE W.C.:

Low level W.C., replaced in 2021.

OUTSIDE AND GENERAL:

UTILITY STORE:

With space and plumbing for automatic washing machine, plus tumble drier; gas fired boiler; further storage space.

OUTSIDE STORE: 5' 0" x 3' 0" (1.52m x 0.91m)

Providing significant storage space. Adjacent BIN STORE.

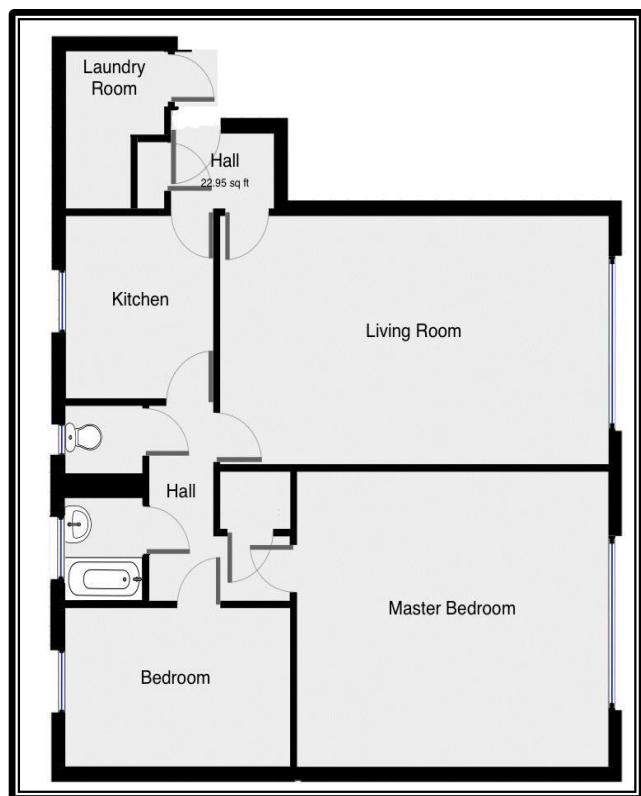
GARDENS:

The development is surrounded by landscaped gardens, laid principally to lawn with rose, flower and shrub borders.

LEASE DETAILS:

TENURE: It is understood that there is a balance of a some 936 years remaining from a 999 yr lease. We also understand that the owners of the flats each hold a 1/6 share of the freehold. **MAINTENANCE:** Approximately £130.00 per month.

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.