

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£170,000

Leasehold

Felpham Road, Bognor Regis, PO22 7NS



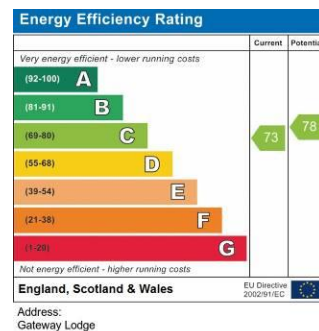
Book a Viewing

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## What the agent says... “,”

This well presented apartment is located in a wonderful position in the heart of Felpham village. There are numerous amenities available nearby including a range of local shops, pubs and Church. There are also nearby leisure facilities and a short walk will take you to the coastal promenade. The property has been recently redecorated in neutral tones and benefits from new carpets throughout, a newly installed boiler and a new bathroom suite.

The property sits within manicured communal grounds, with numerous seating areas, which are maintained by a gardener. The current owner chose to maintain the flower bed adjacent to the property and it is our understanding that you will be able to do so, if desired. The development also has a live-in site manager, which helps bring a sense of community between the residents.

The accommodation comprises a private entrance, an inner hall and staircase to the first floor. The stairs are easy to manage with a half landing and bannisters to each side and their comfortable width means that a stairlift could be installed if required. The main landing is located in the centre of the property, with doors leading to the two bedrooms, bathroom and living room. The kitchen is located off the living room. The principal bedroom has a fitted

double wardrobe and there is a spacious above stairs airing cupboard in the second bedroom. This is a light and spacious apartment, which does not feel hemmed in by neighbours and the views out of the windows offer a pleasant outlook to the front and rear.

There is a car park on site and guests are invited to make use of the public car park just across the road which offers free parking for up to 24 hours.



- **Central Felpham Village**
- **Retirement Apartment**
- **Two Bedrooms**
- **Recently Replaced Bathroom**
- **Gas Fired Central Heating**
- **Close to Seafront Promenade**



## Accommodation

Landing: 7' 7" x 7' 1" (2.33m x 2.16m)

Living Room: 18' 8" x 12' 8" (5.69m x 3.88m)

Kitchen: 10' 7" x 6' 7" (3.25m x 2.01m)

Bedroom 1: 15' 7" x 8' 10" (4.76m x 2.71m)

Bedroom 2: 12' 0" x 7' 1" (3.67m x 2.16m)

Bathroom: 7' 1" x 6' 6" (2.18m x 2.00m)

Lease Information: The vendor informs us that there are 93 years remaining on the lease (the original lease was 125 years from 29/02/1988) and the current service charge is £216.04 pcm including ground rent and insurance. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

