

Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£150,000

Leasehold

Felpham Road, Bognor Regis, PO22 7NS



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: Gateway Lodge			



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Age Restricted Apartment
- Two Bedrooms
- Modern Kitchen
- Spacious Shower Room
- Car Park
- Close to Amenities & Seafront



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' 6" x 6' 5" (3.21m x 1.98m)

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

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

Shower Room: 7' 1" x 6' 6" (2.18m x 2.00m) Space for washing machine

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 £215 pcm including ground rent and insurance. The service charge is reviewed every year on 1st April. 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.

What the agent says... “,”

This wonderful age restricted apartment is located 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 decorated in neutral tones and benefits from a modern kitchen.

The property sits within manicured communal grounds, with numerous seating areas which are maintained by a gardener. 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 which benefits from a stairlift. The main landing is located in the centre of the property, with doors leading to the two bedrooms, shower room and living room. The kitchen is located off the living room and has been updated with a range of floor and wall units in a U-shape. The shower room is spacious and provides space for the washing machine which is included in the sale and a tumble dryer above, if required.

The principal bedroom has a fitted double wardrobe and there is a spacious above stairs

airing cupboard in the second bedroom. The property is conveniently located nearby the parking area, for easy access and the main reception rooms offer a pleasant outlook over the beautiful communal courtyard garden.

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.

The property is available with no ongoing chain and would be available for purchase without delay.

