

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£190,000

Leasehold

Felpham Road, Bognor Regis, PO22 7NS



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	77

England, Scotland & Wales



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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.

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01243 861344





- **Ground Floor Retirement Apartment**
- **Central Felpham Village**
- **Two Bedrooms**
- **Resident Manager**
- **No Forward Chain**



## Accommodation

Entrance Porch: 3' 11" x 3' 10" (1.21m x 1.18m)  
 Sitting Room: 18' 6" x 12' 10" (5.66m x 3.92m)  
 Kitchen: 10' 7" x 6' 6" (3.25m x 1.99m)  
 Hall: 7' 8" x 6' 4" (2.35m x 1.95m)  
 Bedroom 1: 15' 6" x 8' 11" (4.74m x 2.72m)  
 Bedroom 2: 11' 8" x 6' 4" (3.57m x 1.95m)  
 Shower Room: 6' 7" x 6' 6" (2.02m x 2.00m)  
 Understairs Cupboard: 8' 5" x 3' 2" (2.59m x 0.99m)

Lease Information: The vendor informs us that this property has 91 years remaining on the lease (125 years from 1988). The current maintenance charge is £225 pcm (£2700 pa) including ground rent and insurance and is reviewed by the management company at the end of the financial year.

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.

Council Tax Band: C



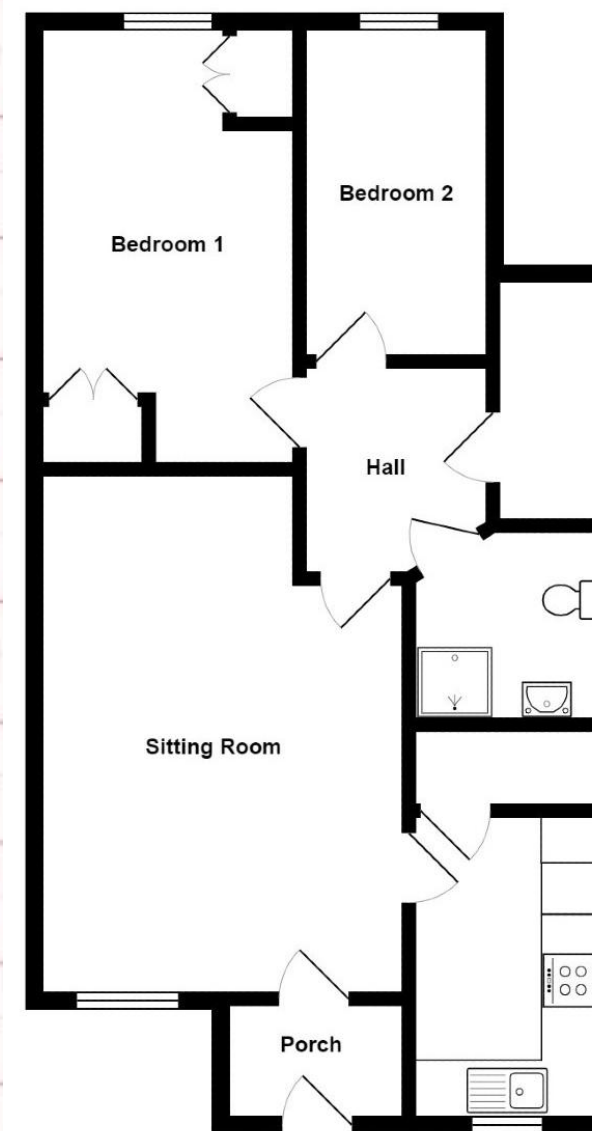
## What the agent says... “”

This well-presented ground floor apartment is located in a wonderful position in the heart of Felpham village. There are numerous amenities available nearby including a bus stop, 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 and shower room.

The property has been modified for use for those with additional mobility requirements with a ramp into the property and grab rails in the shower room. These could be easily and cheaply removed if not required by an incoming owner. The property also has a residents assistance alarm built-in, included in the maintenance costs.

The accommodation comprises a private entrance, and entrance porch, a generously proportioned main sitting room, providing plenty of space for a dining area, a modern fitted kitchen with a high level oven. An inner hallway leads to the two bedrooms and shower room as well as a useful walk-in storage cupboard. The principal bedroom has a range of fitted wardrobes and the second bedroom is also a good size.

This is a light and spacious apartment, which does not feel hemmed in by neighbours and it is conveniently placed for access to Felpham village. The development boasts manicured communal grounds, with numerous seating areas, which are maintained by a gardener. The development also has a site manager. There is a car park offering residents parking 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.



Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
 Floorplans created by Clarkes Estates 01243 861344