



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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

£129,950 Leasehold

11 Meadow Court Priestley Way
Felpham, Bognor Regis, PO22 6RP

www.maysagents.co.uk



Are you of retirement age (or at least over 55) ? Do you like to see a bit of activity around you ? Well this **PURPOSE BUILT FIRST FLOOR RETIREMENT APARTMENT** could be worth looking at. This property is situated on a corner site and forms part of this established retirement development,. The apartment has the benefit of **uPVC framed Double Glazing and Economy 7 Night Storage Heating**, whilst there is a communal laundry facility plus 24 hour security cover in addition to a site Manager. The development is set in communally maintained gardens and located within approximately 800 yards of Middleton Village, 100 yards of the Health centre, and some 50 yards further to the 'bus stop. With a **re-fitted Kitchen and Shower Room**, this is a property well worth viewing. Telephone **May's** for an appointment to view.

ACCOMMODATION

COMMUNAL ENTRANCE:

With security entry-phone system and staircase to FIRST FLOOR LANDING

PRIVATE HALL:

night storage heater; meter/shelved storage cupboard; entry-phone/security call system; trap hatch to roof space with loft ladder; glazed door to:

LIVING ROOM: 17' 10" x 11' 0" (5.43m x 3.35m)

A double aspect room, south and east, with night storage heater; T.V. aerial point; telephone point; security alarm cord.

KITCHEN: 9' 3" x 9' 3" (2.82m x 2.82m)

Re-fitted with range of floor standing drawer and cupboard units having roll edged worktop above and matching wall mounted cabinets over; under unit lighting; "Belfast" sink, space and plumbing for automatic washing machine and slim style dishwasher; four burner electric hob with filter hood over; eye level "Stoves" double oven; space for fridge/freezer; security alarm cord.

BEDROOM: 14' 10" x 8' 6" (4.52m x 2.59m)

range of fitted wardrobes with drawers.

SHOWER ROOM/W.C.:

with matching suite comprising corner shower cubicle; close couple W.C.; wash hand basin inset in vanity unit with twin drawers beneath; shaver point; extractor fan; ladder style heated towel rail; airing cupboard housing "Ariston" electric water heater; slatted shelving

OUTSIDE AND GENERAL

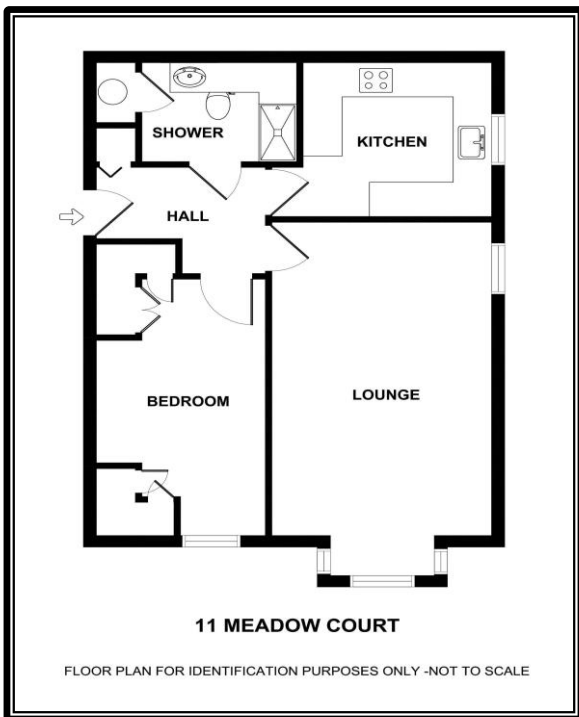
Surrounding the MEADOW COURT development are the landscaped Communal Gardens. All of the properties are surrounded by lawns and a central feature of paved terracing, rustic pergola, circular raised brick flower beds and a sheltered seating area.

COMMUNAL LAUNDRY.

RESIDENTS PARKING

LEASE DETAILS:

Tenure: It is understood that a new 99 year lease will be granted on commencement of occupation. Service Charge: £202.30 per month. The figure covers the following: * Warden Charges * Garden Maintenance * Building Insurance * Communal Maintenance * Cleaning of Communal Parts Please Note: At least one of the occupiers of this flat must be over 55 years of age.



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.