



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£189,950 Share of Freehold

7 Arran Gate Marian Way,
Bognor Regis, PO21 1PD

www.maysagents.co.uk



What is it one looks for when seeking a home for retirement ? Is it the proximity to shops ? Is it like-minded neighbours ? Is it accommodation all on one level ? Or is it a combination of all of these and much more ? Whatever your 'must haves' might be, surely, this **PURPOSE BUILT 2 BEDROOM GROUND FLOOR RETIREMENT FLAT** is worthy of consideration ? Situated in a popular development within 400 yards of both town centre shops and the Beach, ARRAN GATE offers a communal lounge area, plus landscaped gardens, and this particular flat has both an en-suite Shower/W.C. and a second separate Shower/W.C.. Offered for sale with the benefit of a share of the freehold, 24 hour emergency cover, uPVC framed double glazing and night storage heating, plus parking facilities which are available almost adjacent for residents and visitors, this example also offers direct access on to what seems like an almost private garden area. If you qualify as being aged 55 or over and Arran Gate sounds like the sort of development you would feel comfortable in your retirement, telephone May's for an appointment to view. Take a look inside to appreciate the full potential.

ACCOMMODATION

COMMUNAL HALL:

With security entry phone system and reception lobby to COMMUNAL LOUNGE.

PRIVATE HALL:

Walk in cupboard housing water heater and electric meter.

LIVING ROOM: 17' 9" x 11' 4" (5.41m x 3.45m)

A double aspect room; wall light points; wall mounted electric heater; double glazed double doors leading to patio and garden; T.V. aerial point; telephone point; security alarm cord; door to:

KITCHEN: 8' 5" x 6' 1" (2.56m x 1.85m)

(over units). Inset sink; floor standing drawer and cupboard units with worktop above; matching wall mounted cabinets; part tiled walls; appliance space; space and plumbing for automatic washing machine; double glazed window.

MASTER SUITE: 16' 0" x 9' 0" (4.87m x 2.74m)

Bedroom: 16'0" x 9'0". 2 Built in wardrobe cupboards; alarm cord; double glazed double doors to garden; door to: **En-Suite Bathroom:** Glazed shower cubicle with electric shower unit and fully tiled surround; close coupled W.C.; wash basin with cupboards beneath; security alarm cord; extractor fan.

BEDROOM 2: 11' 6" x 9' 0" (3.50m x 2.74m)

Double built-in wardrobe cupboard; alarm cord.

SHOWER/W.C.:

Fully tiled shower with electric shower unit; glazed screen; pedestal wash hand basin; close coupled W.C.; security alarm cord; extractor fan.

OUTSIDE AND GENERAL

GARDENS:

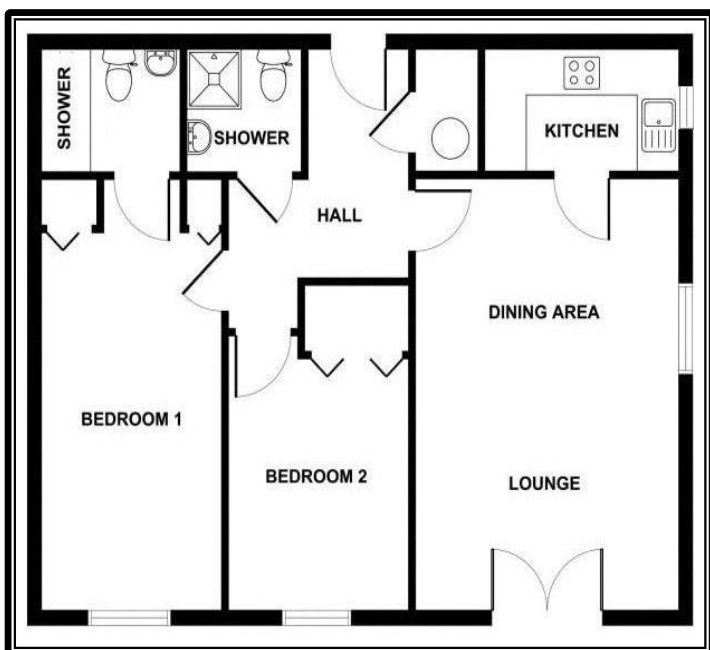
The development is set within matured and landscaped gardens, having lawns, shaped borders and patio areas. Immediately outside the Living Room of this flat is a patio area which in turn leads to a lawned section with flower and shrub borders, providing the illusion of a "private garden".

PARKING:

There are parking facilities for both residents and visitors.

LEASE DETAILS:

We are informed that the freehold of the property is owned by the residents who each have a shareholding in Arran Gate Ltd.. It is also understood that there is a balance of a 999 year lease remaining. The Service and associated Charges are currently understood to amount to approximately £209.35 per month. This includes such items as Water Rates, External Maintenance, Maintenance of Internal Common Parts, Window Cleaning; Building Insurance, Lift Maintenance and Gardening. These details 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.