



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67   D  | 78   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£189,950 Leasehold**

**2 Arran Gate Marian Way**  
**Bognor Regis, PO21 1PD**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



Upon reaching retirement age ones priorities often change. Gone are the demands of the family, and planning for the future takes on a new importance. This must go some way towards explaining the phenomenal growth of the “retirement specific” developments that have sprung up throughout the area. This particular **PURPOSE BUILT GROUND FLOOR APARTMENT** forms part of one such scheme, located on the outskirts of the town centre, well placed for access to the shops (within 400 yards) and the sea (some 250 yards). 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 2 bedroom example also offers both a Bathroom/W.C. and Shower Room/W.C.. 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.

**COMMUNAL HALL:**

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

**PRIVATE HALL:**

Walk in cupboard housing lagged hot water cylinder with fitted immersion heater and slatted shelving plus light and additional storage; night storage heater; door to:

**LIVING ROOM:** 19' 6" x 11' 0" (5.94m x 3.35m)

wall light points; night storage heater; wall mounted thermostatically controlled electric heater; double glazed double doors leading to patio; T.V. aerial point; telephone point; security alarm cord; door to:

**KITCHEN:** 8' 0" x 5' 10" (2.44m x 1.78m)

Range of drawer and cupboard units having roll edged worktop, fully tiled walls and wall mounted cabinets; inset stainless steel sink; automatic washing machine; electric oven; extractor fan.

**BEDROOM 1:** 17' 6" x 8' 9" (5.33m x 2.66m)

Twin built in wardrobe cupboards; night storage heater; security alarm cord; TV aerial point; uPVC framed double glazed double doors to patio; door to:

**EN-SUITE BATHROOM/W.C.:**

Fully tiled with replacement suite of panelled bath having mixer tap and hand held shower attachment, electric shower unit, curtain and rail; low level W.C.; wash basin inset in vanity unit; heated towel rail; fitted medicine cabinet; shaver/light point; wall mounted fan assisted heater; ceramic tiled floor.

**BEDROOM 2:** 13' 6" x 8' 9" (4.11m x 2.66m)

Double built in wardrobe cupboard; wall mounted electric convactor heater; TV aerial point; security alarm cord.

**SHOWER ROOM/W.C.:**

Fully tiled and with replacement suite of corner shower cubicle having electric unit and folding glazed doors; wash basin inset in vanity unit; low level W.C.; heated towel rail; shaver/light point; extractor fan; ceramic tiled floor.

**GARDENS:**

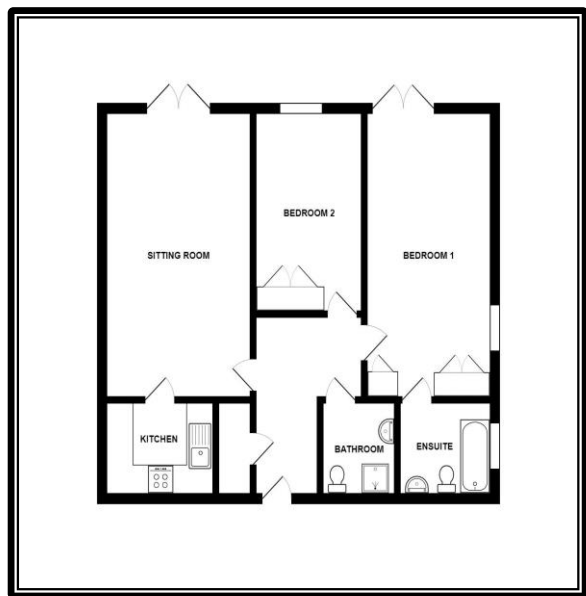
The development is set within matured and landscaped gardens, having lawns, shaped borders and patio areas. Immediately outside the Living Room of this flat is a patio area which in turn provides access to the nearby PARKING ZONES.

**PARKING AREAS:**

These provide 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 £206.00 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.