



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

23 Meadow Court
Felpham, Bognor Regis, PO22 6RP

www.maysagents.co.uk



This part of the south coast is renowned for its retirement benefits. The flat coastal plain, the relatively mild climate (Bognor Regis has held the sunshine record for many years) contribute to the popularity of the area. This **PURPOSE BUILT FIRST FLOOR RETIREMENT FLAT** occupies a corner position in this development which was built in the 1980's and designed specifically for this sector of the market. With **estate manager, 24-hour emergency cover, and a laundry plus uPVC framed double glazing, Electric Radiators and Replacement Shower Room**, this is a property well worth consideration. Set in landscaped gardens, the development is located within approximately 800 yards of Middleton Village, 100 yards of the Health centre, and some 50 yards further to the 'bus stop. For an appointment to view, contact May's - see if you agree with the agent's view.

ACCOMMODATION

communal entrance hall, staircase leading to front door:

ENTRANCE HALL:

electric radiator; telephone entry system; cupboard housing meter; trap hatch to roof space; door to:

LIVING ROOM: 18' 0" x 10' 10" (5.48m x 3.30m)

(plus bay) a double aspect room with T.V. aerial point; telephone point; electric radiator; serving hatch to kitchen; electric fire.

KITCHEN: 9' 5" x 9' 3" (2.87m x 2.82m)

plus door recess (maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop above and matching

upstands; tiled splash backs; inset ceramic sink with mixer tap; space and plumbing for washing machine; plus further appliance space; electric cooker with filter hood over; electric heater.

BEDROOM 1: 15' 0" x 8' 5" (4.57m x 2.56m)

fitted double wardrobe; T.V. aerial point; telephone point.

SHOWER ROOM:

fully tiled suite comprising of enclosed shower cubicle with glazed screen; sink and W.C. inset in vanity unit with cabinet and drawers beneath; mirrored medicine cabinet with motion light; ladder style heated towel rail; extractor fan; airing cupboard housing "Megaflow" pressurised hot water cylinder and slatted shelving.

OUTSIDE AND GENERAL

GARDENS:

Surrounding the development are the landscaped Communal Gardens. All 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.

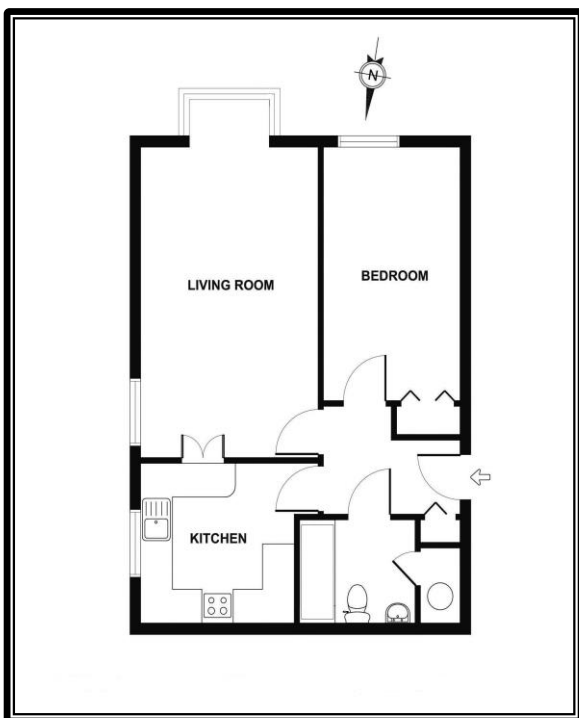
COMMUNAL LAUNDRY:

RESIDENTS & VISITORS CAR PARKING FACILITY:

LEASE DETAILS:

TENURE: A new 99-year lease will be granted on the commencement of occupation.

SERVICE CHARGE: £259.75 per month. The figure covers the following *Estate Manager Charges *Garden Maintenance * Building Insurance * Communal Maintenance * Cleaning of Communal Parts * External Window Cleaning



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.