REDWOOD & SONS
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# Flat 11 Meadow Court Priestley Way

Felpham, Bognor Regis, PO22 6RP

## £95,000

This delightful first-floor retirement apartment has been designed to provide a light and airy living space, offering a perfect blend of comfort and convenience. Benefits include: entrance hall with useful storage cupboard; well-equipped fitted kitchen with integrated double oven, hob and extractor unit, along with plumbing for washing machine; spacious living / dining room enhanced by a bay window recess; double bedroom with fitted wardrobes and drawer units, providing ample storage space; shower room with storage cupboard. In addition, residents can enjoy the beautifully maintained communal gardens, parking in the communal parking area and laundry facilities. The location is particularly advantageous, as it is within walking distance to a doctors' surgery, various amenities, and bus routes, ensuring that all your daily needs are easily met. Furthermore, a short drive will take you to nearby shops and mainline train station at Bognor Regis plus local beaches. EPC - E. Council Tax Band - B. Tenure - leasehold. 99-year lease with 88 years remaining. Service charge - £2,433.76 per annum. Ground rent - nil.

- First-floor retirement apartment
- One double bedroom
- Kitchen
- Living / dining room
- Shower room
- Communal gardens
- Communal parking
- Walking distance to amenities, doctors' surgery & bus routes
- Short drive to Bognor Regis with shops, mainline train station and local beaches
- Lease 99 years with 88 remaining

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

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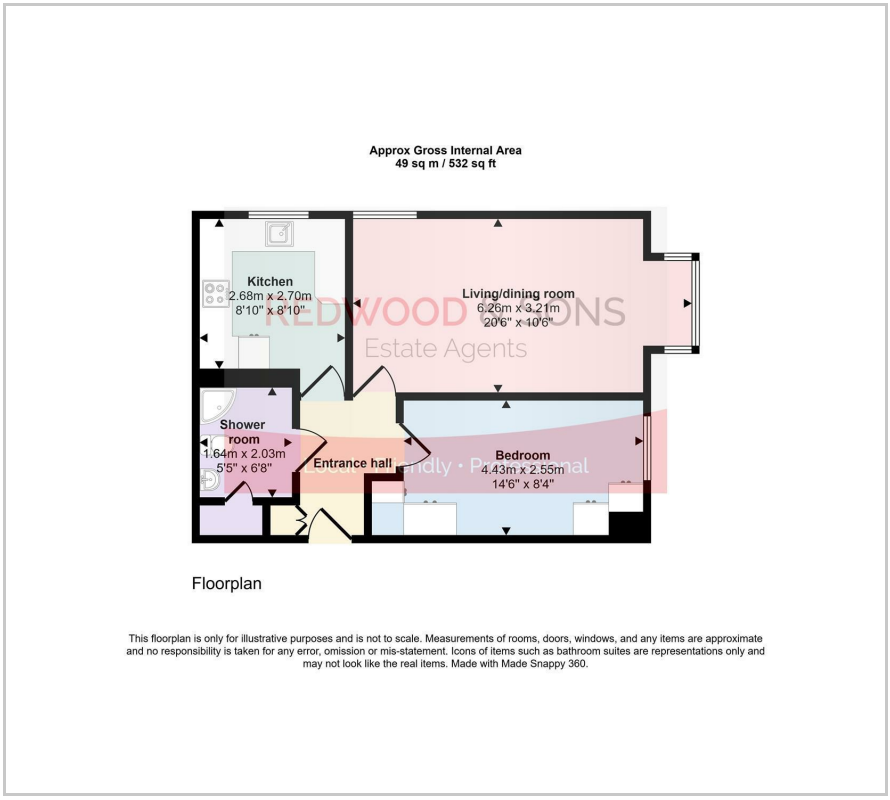
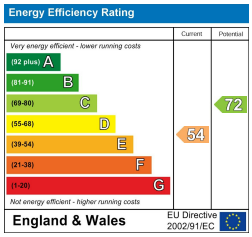
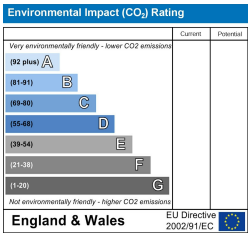
## Floor Plan

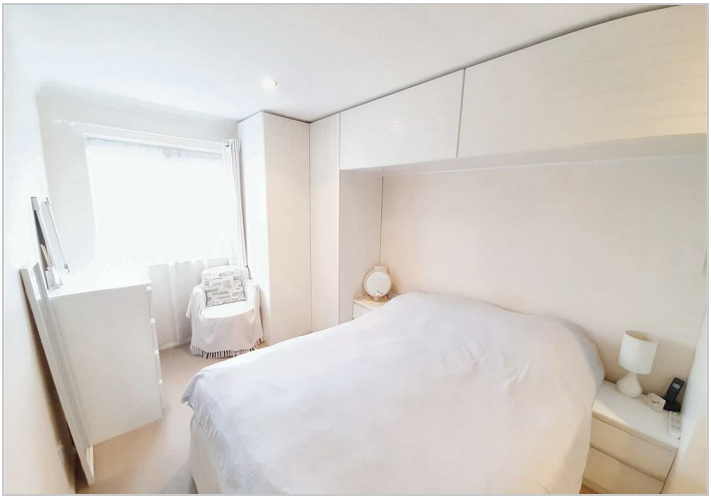



## Area Map

## Energy Efficiency Graph





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