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# Turret House Limmer Lane

Felpham, PO22 7EN

## Asking price £190,000

NO CHAIN - VACANT POSSESSION. Situated within the Conservation area of Felpham Village, this purpose-built, first-floor, two-bedroom apartment has been newly refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants. The apartment is accessed via the communal entrance hall with stairs to personal front door and hallway. The good-sized living room features a lovely bay area overlooking the well-maintained communal gardens with glazed doors opening onto the newly fitted kitchen with integrated oven, hob and extractor unit. There is also ample space and plumbing for a washing machine and dishwasher plus space for a fridge/freezer. The apartment boasts two comfortable bedrooms, ideal for a small family or as a guest room/study. The spacious bathroom has been tastefully updated to include both a bath and a shower. Residents can enjoy the communal gardens and parking is available on a first-come first-served basis in the communal car-park. Located close to the amenities of Felpham Village, you will find shops, bus routes, and the beautiful beach. This property is a perfect first-time buyer opportunity or those looking to downsize. EPC - C. Council Tax band - B. Tenure - leasehold. 144-year lease with 124 years remaining. Ground Rent - £100.00 per annum. Service Charge - £,1700.00 per annum.

- No chain - vacant possession
- Recently refurbished
- Two bedrooms
- Kitchen
- Living room
- Bathroom with separate shower
- Communal hallway
- Personal entrance
- Communal gardens & parking
- Close to Felpham Village amenities, shops, bus routes & beach

### 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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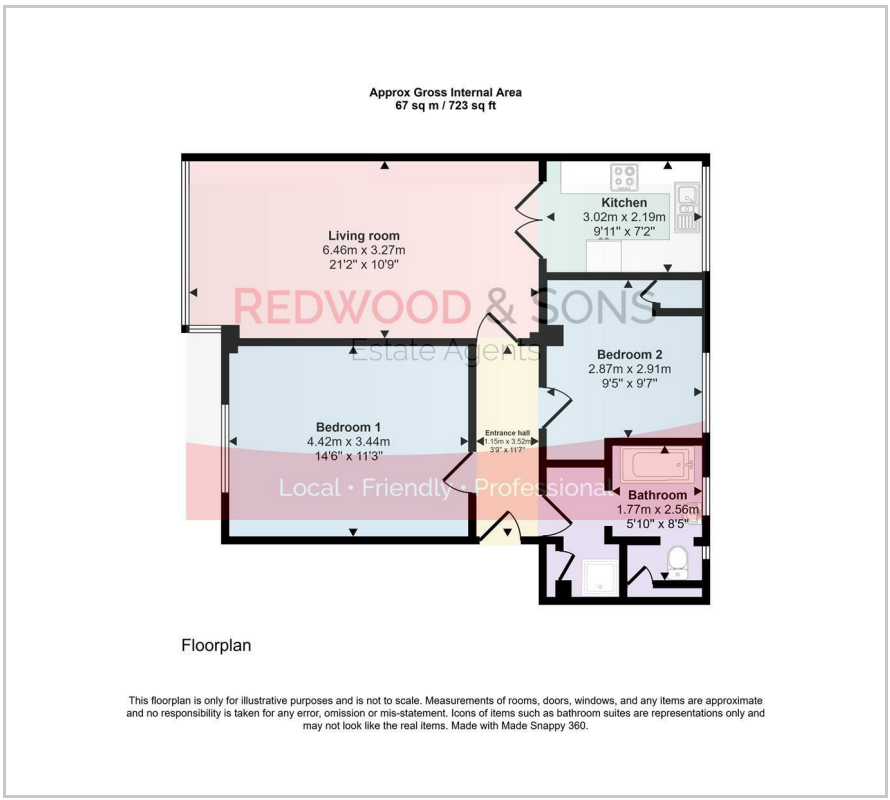
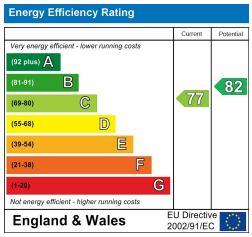
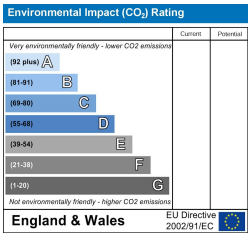
## Floor Plan




## Area Map

## Energy Efficiency Graph



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