



Flat 11 Meadow Court Priestley Way

Felpham, Bognor Regis, PO22 6RP

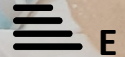
£95,000

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.

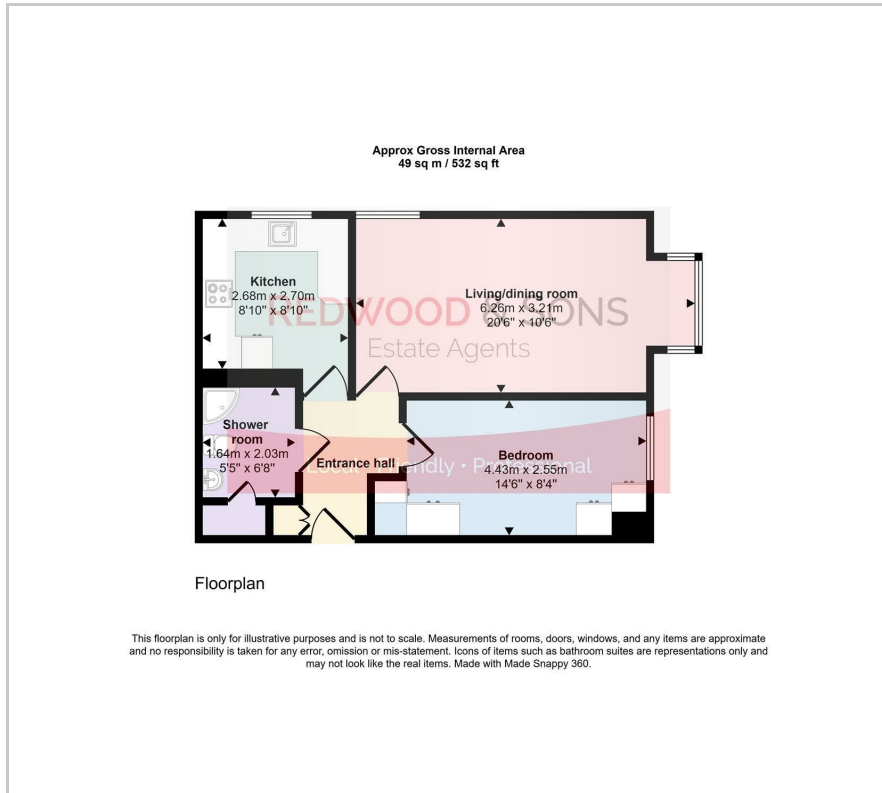
- First-floor retirement apartment
- One double bedroom
- Kitchen
- Living / dining room
- Shower room
- Communal gardens
- Communal parking
- Walking distance to amenities, doctors' surgery & bus routes
- Short drive to Bognor Regis with shops, mainline train station and local beaches
- Lease 99 years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



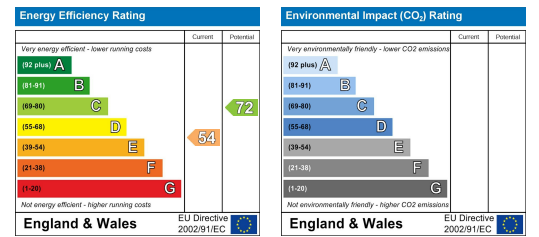
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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