

## Flat 11 Meadow Court Priestley Way

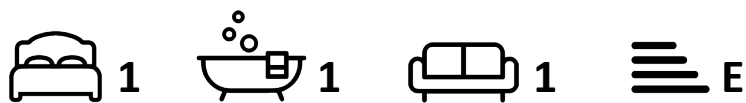
Felpham, Bognor Regis, PO22 6RP

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.

**Offers over £95,000**

# Flat 11 Meadow Court Priestley Way

Felpham, Bognor Regis, PO22 6RP



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

## Kitchen

8'9" x 8'10" (2.68 x 2.70)

## Living / dining room

20'6" x 10'6" (6.26 x 3.21)

## Bedroom

14'6" x 8'4" (4.43 x 2.55)

## Shower room

5'4" x 6'7" (1.64 x 2.03)

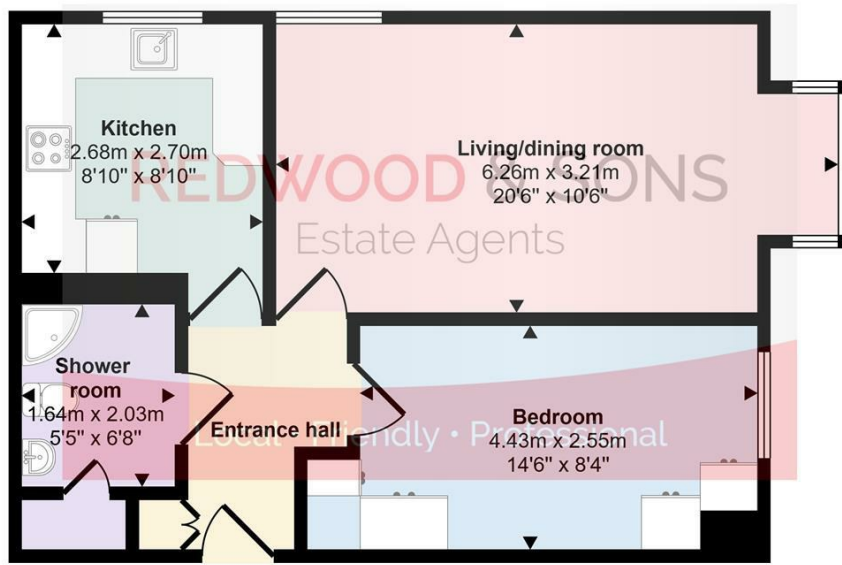


## Directions



# Floor Plan

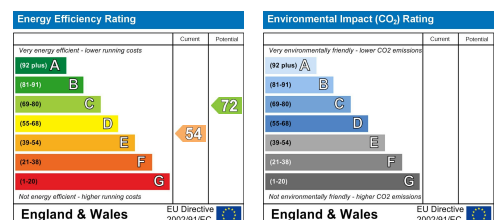
Approx Gross Internal Area  
49 sq m / 532 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>

## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*