



## Turret House Limmer Lane

Felpham, PO22 7EN

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.

**Asking price £190,000**

# Turret House Limmer Lane

Felpham, PO22 7EN



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

## Entrance hall

3'9" x 11'6" (1.15 x 3.52)

## Kitchen

9'10" x 7'2" (3.02 x 2.19)

## Living room

21'2" x 10'8" (6.46 x 3.27)

## Bedroom 1

14'6" x 11'3" (4.42 x 3.44)

## Bedroom 2

9'4" x 9'6" (2.87 x 2.91)

## Bathroom

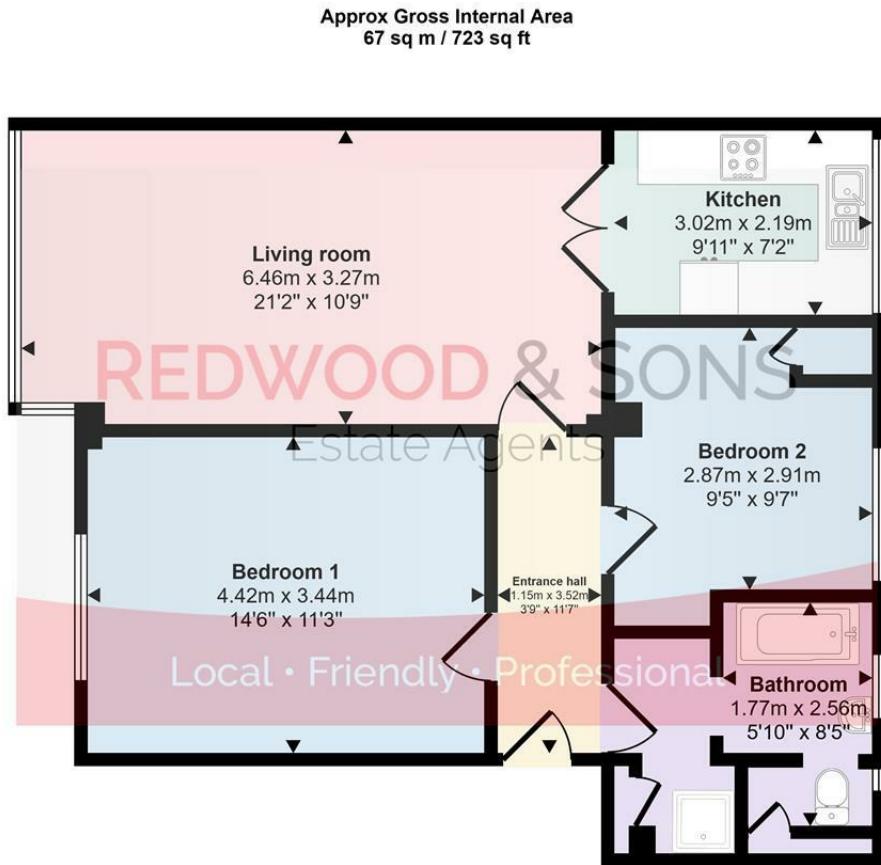
5'9" x 8'4" (1.77 x 2.56)



## Directions



## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

36 Barnham Road, Barnham, West Sussex, PO22 0ES  
01243 551122 [office@redwoodandsons.co.uk](mailto: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)*