

SUMMERLEY GATE
Felpham
West Sussex



£300,000 Leasehold & Share of the Freehold

A spacious first floor 2-bedroom apartment in prime location close to the village and beach

FEATURES:

- Stylish fitted kitchen breakfast room with integrated appliances
- Spacious & bright south facing, dual aspect living/dining room
- Master Bedroom with ensuite shower room
- Further double bedroom & bathroom
- Gated parking with allocated space
- NHBC guarantee – 1 year remaining

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SITUATION

The apartments are located on the outskirts of the Summerley Private Estate, a few minutes' walk to the beach and only a short walk to the village centre and the amenities that Felpham village has to offer including a good choice of schools, shops and public houses. There are also many recreational facilities including both Bognor & Littlehampton Golf Clubs, a Felpham sports centre with swimming pool, Felpham Sailing Club and Middleton Sports Club with squash, tennis, cricket & bowls. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

Apartment 6, Summerley Gate, comprises of spacious entrance hall which leads to the following: large, bright, living/dining room with dual aspect; stylish and well-appointed kitchen breakfast room with a range of built-in units and integrated appliances; the master bedroom with built-in wardrobes and good size ensuite shower room; a further double bedroom, also with built-in storage and a large bathroom. The apartment is located on the southerly aspect with entrance on foot either via Southview Road to the communal entrance hall or via the gated parking which is operated via remote control. There is an allocated space within the gated parking area and also visitor parking bays and a rear entrance directly from the gated parking into the communal hall/lift lobby. We would highly recommend an internal inspection to appreciate the space and finish of this well-located apartment.

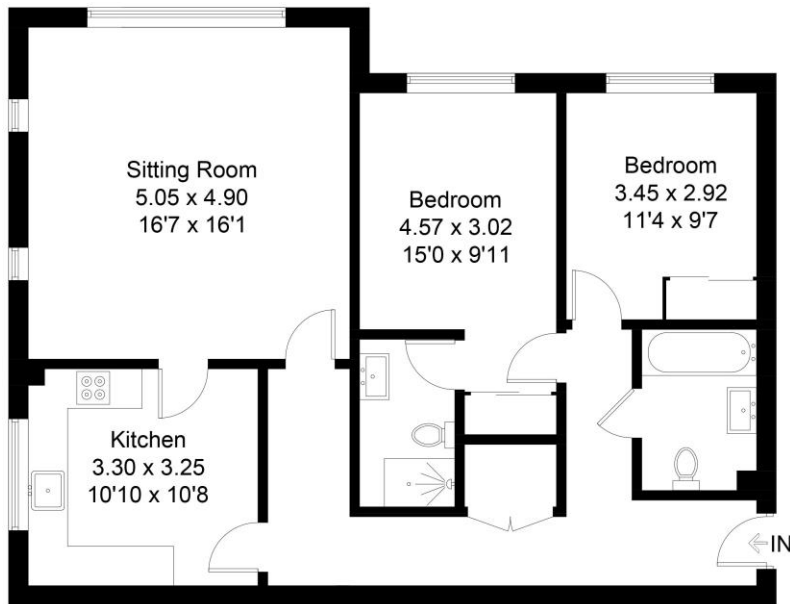
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Flat 6, Summerley Gate, Felpham, PO22 7BF



FLOOR PLAN:

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID 376648)

FREEHOLD: One eleventh share of the freehold.

LEASEHOLD: 125 years from June 2014 (116 years remaining)

MAINTENANCE & SERVICE CHARGES: Maintenance service charge of £2,615.40 per annum (payable half yearly)



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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