

11a FELPHAM WAY

Felpham

West Sussex



£225,000 Leasehold

2 Bedroom Maisonette in the centre of the village with private off-road parking & courtyard

FEATURES:

- First & second floor maisonette (with private front door from Felpham Road)
- Modern fitted kitchen & open plan living / dining room
- Master bedroom on upper floor with dressing room & en-suite shower room
- Second double bedroom first floor with family bathroom
- Off-road parking and private courtyard
- Walking distance to beach and village
- Offered for sale with no forward chain

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SITUATION

11a Felpham Road is situated in the heart of the village and is a short walk to the beach. The town of Bognor Regis less than a mile away has superb transport links by car, train and bus including direct rail links from Bognor Regis to London with the station being approximately a 30-minute walk from the village. The town of Bognor Regis boasts a traditional beach with seafront promenade and a pier. There is a cinema, theatre, many shops, schools, recreational parks and a university. Chichester and Littlehampton are within a 7-mile radius and the nearby Goodwood Estate is renowned for its motor and equine events. The beautiful South Downs with its National Park status also offer a host of leisure and outdoor pursuits and activities.



11a FELPHAM ROAD

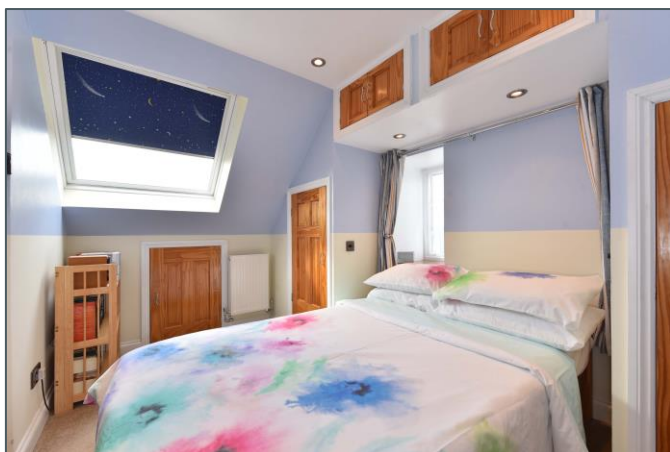
Felpham

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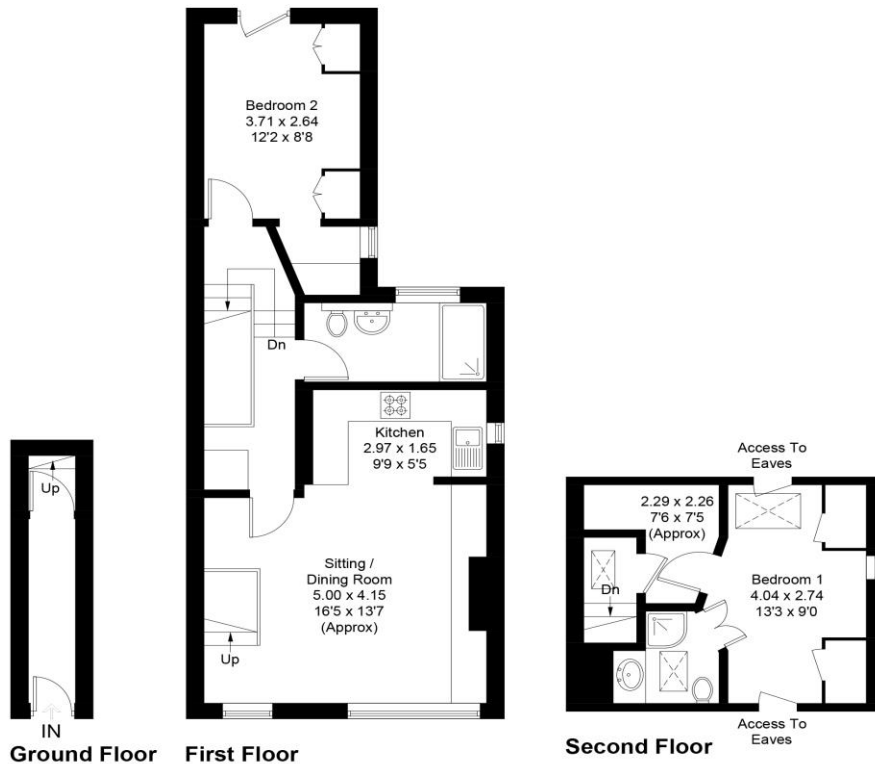
DESCRIPTION

11A Felpham Road is a beautifully presented, spacious and light, first & second floor maisonette. Entrance is via a Upvc private front door and from here the staircase leads to the first floor. The modern fitted kitchen has a range of units and is open to the spacious sitting / dining room. At the rear of the apartment bedroom 2, a good-sized double, has a range of built-in wardrobes and a door which leads out to a metal staircase leading down to the courtyard at the rear of the building. There is also a family bathroom on this floor. A staircase leads from the sitting room to the second floor where bedroom 1 can be found. This benefits from a dressing room, en-suite shower room and a range of built-in wardrobes and cupboards. Outside of the property on the ground floor is a private courtyard with a set of double gates allowing for off road parking for one vehicle. No.11a Felpham Road is being offered for sale with no forward chain.

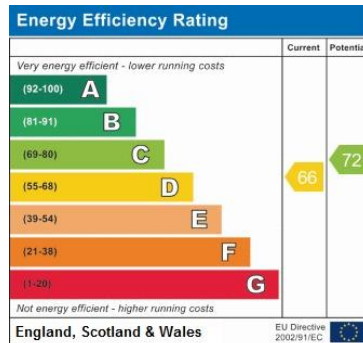


FLOOR PLAN:

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



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Address:
 11a Felpham Road, Felpham PO22 7AS

LEASE: 155 years, expiring 24th March 2176.

MAINTENANCE & SERVICE CHARGES: The seller advises us that the annual Maintenance & Service Charge is currently £100 per annum paid in two installments £50 in March & September. The building insurance is split 50/50 between the shop below and this apartment with a current payment of £720.72.

GROUND RENT: None

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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