

OUTRAM HOUSE
Outram Road
Felpham, West Sussex



£159,995 Leasehold

Ground floor apartment within a few steps of the beach

FEATURES:

- Ground floor apartment
- Fitted kitchen & open plan living / dining room
- 1 Double bedroom & large shower room
- 1 Private, off-road parking space
- Communal rear garden area
- Walking distance to all village amenities & beach

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SITUATION

The property is situated at the top of Outram Road just a few steps to the beach and promenade and close to Felpham village centre where you can find wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis and Arundel and Chichester are 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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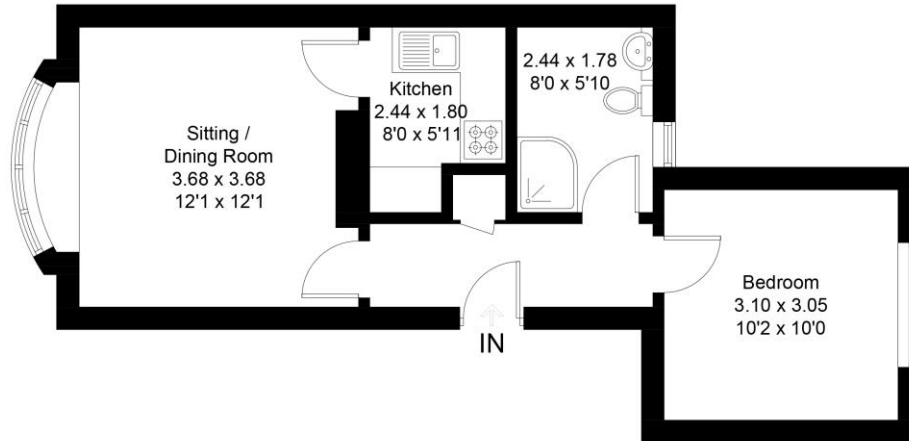
DESCRIPTION

1 Outram House a well-presented and spacious ground floor apartment that comprises of a communal entrance hall leading to the private front door to the flat. From here the entrance hall with cloaks & metre cupboard, leads to a good size open plan living / dining room which a door to the fitted kitchen. There is a double bedroom at the rear of the flat and a large shower room. At the front of the property there is one allocated parking space and at the rear of the property a graveled communal garden.



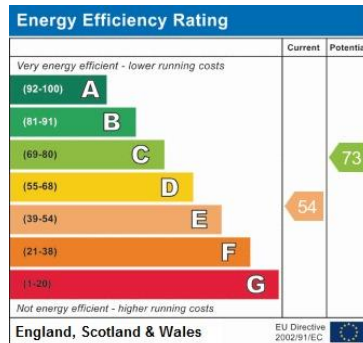
FLOOR PLAN:

Approximate Gross Internal Area = 37.9 sq m / 408 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID780223)



Address:
Flat 1, Outram House, Outram Road, Felpham PO22 7AL

LEASE: We understand that the lease currently has 967 years remaining (999 years from 1989) The owner advises they own a 1/7th share of the freehold.

MAINTENANCE & SERVICE CHARGES: The seller advises us that the Service Charge is currently £348.86 per half year.

GROUND RENT: £100 per annum

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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk