

**BLAKES VIEW**  
Admiralty Road  
Felpham, West Sussex



## £225,000 Share of Freehold / Leasehold

Two bedroom, ground floor apartment within a few minutes' walk of the village centre and beach

### FEATURES:

- Ground floor apartment
- Fitted kitchen, opening onto open plan living dining room
- 2 double bedrooms & bathroom
- 2 Private, off-road parking spaces
- Private terrace/patio, accessed from living dining room
- Close walking distance to all village amenities & beach

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## SITUATION

The apartment is situated on the ground floor of Blakes View, on Admiralty Road just a few minutes' walk to the beach and also to Felpham village centre. Felpham offers wide ranging amenities including 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 villages; Arundel and Chichester are also 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.

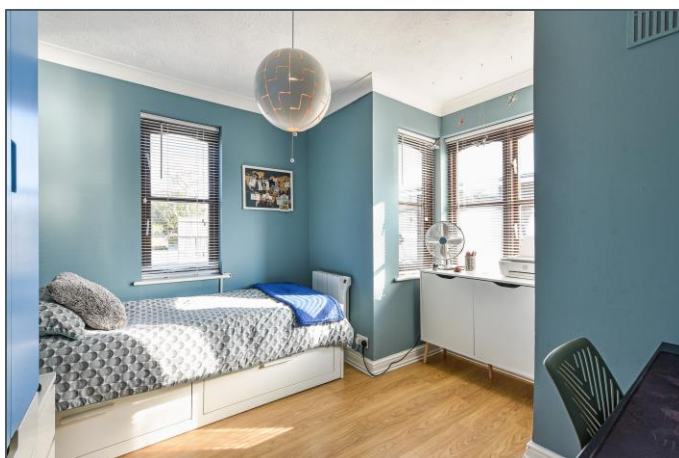




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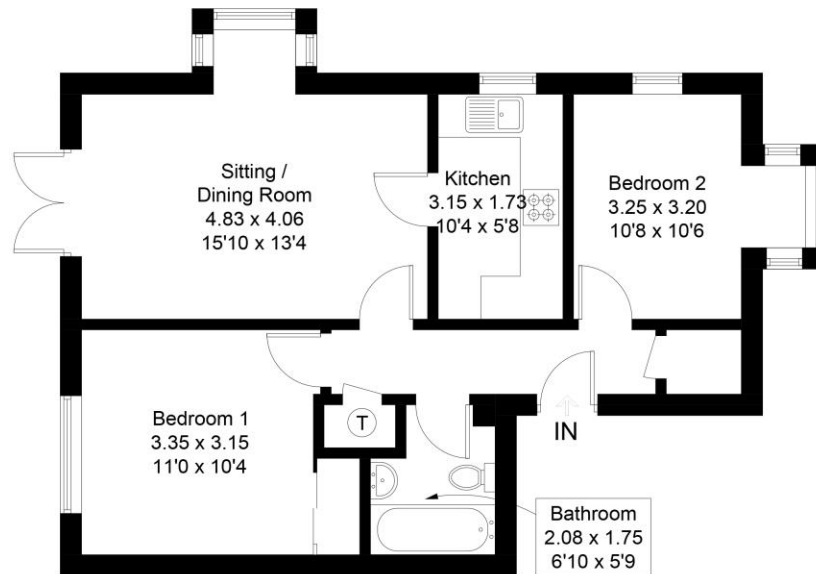
### DESCRIPTION

Flat 3, Blakes View is a well presented two-bedroom ground floor apartment located in the heart of Felpham Village. Entry is via a communal front door and entrance hall which gives access to the private front door to Flat 3. The accommodation comprises of a private entrance hall with a large cloaks cupboard, an airing cupboard and doors to the two double bedrooms; one on either side of the apartment. Bedroom 1 benefits from fitted wardrobes and window to side aspect and bedroom 2 is dual aspect with a bay window to the side. The spacious, light and bright sitting room, also with bay window, has ample space for dining and double doors opening onto the terrace. The modern kitchen has a range of fitted units and is accessed via the sitting dining room. The apartment has recently been fitted with electric smart heaters and benefits from double glazing throughout. At the rear of the property there is access to the parking and Flat 3 has two, private allocated parking spaces. There is a communal lawn to the side of the apartment, a small shed and use of a clothes airer.



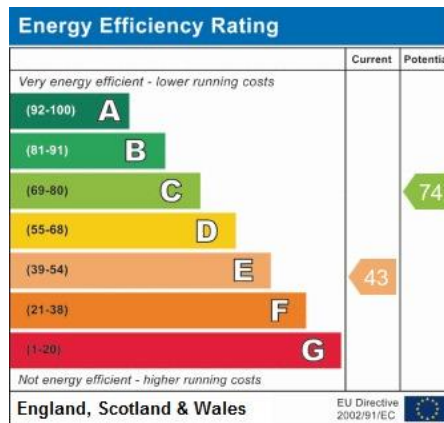
## FLOOR PLAN:

Approximate Gross Internal Area = 54.3 sq m / 584 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. (ID688917)



Address:  
Flat 3 Blakes View, 9 Admiralty Road, PO22 7DJ

**SHARE OF FREEHOLD:** The seller advises there is a 1/6 share of freehold.

**LEASE:** We understand that the lease currently has 988 years remaining (999 years from 26 May 2009).

**MAINTENANCE & SERVICE CHARGES:** The seller advises us that the management fee is £400 per 6 months and paid twice 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.

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

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk) w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)