

TURRET HOUSE

Limmer Lane

Felpham, West Sussex



£190,000 Leasehold

1 Bedroom first floor apartment within a few minutes' walk of the village centre and beach

FEATURES:

- Very well presented apartment
- Fitted kitchen opening to the dining area
- Large sitting room with square bay window overlooking the gardens
- Double bedroom with built-in wardrobes and drawers
- Family bathroom and separate W.C.
- Off-road parking & communal gardens
- Offered for sale with no forward chain

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SITUATION

The property is situated in the heart of Felpham village, just a few minutes' walk to the beach and village centre where you can find wide ranging amenities and a choice of schools, shops & 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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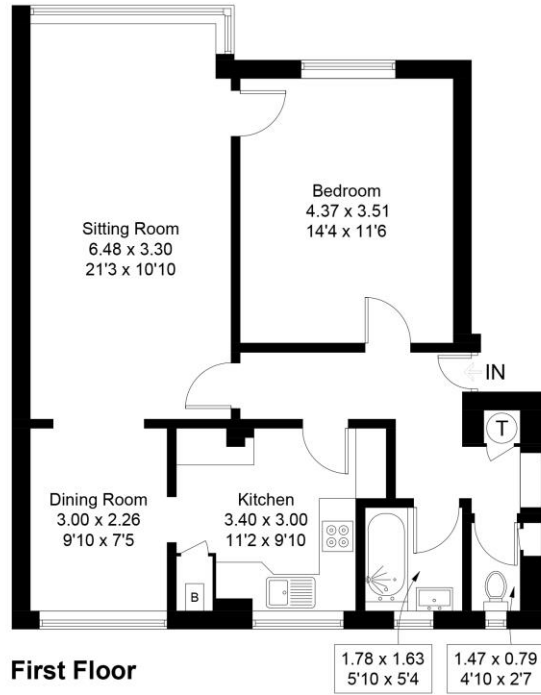
DESCRIPTION

Flat 2 Turret House is a spacious, light, bright, first floor apartment. Entrance is via a communal entrance hall and a staircase to the landing and then the private front door. This opens into the internal entrance hall and from there, doors to all rooms. The bedroom, a large double, has built-in wardrobes and a window overlooking the gardens. The bathroom has a bath with shower over, wash hand basin and window and there is a separate W.C. The modern fitted kitchen has a range of built-in units, oven and electric hob, a stacked washing machine and tumble dryer, a fridge freezer and slim line dishwasher. From here a door opens to the dining area and onto the sitting room with square bay window. Turret House is approached via a private driveway from Limmer Lane with a resident parking area to the rear of the properties. The south facing communal gardens are mainly laid to lawn with pathways and established borders. We would highly recommend a viewing to appreciate the space and sought-after location of Turret House.



FLOOR PLAN:

Approximate Gross Internal Area = 67.6 sq m / 728 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. (ID1053649)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(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	



LEASE: We understand from our vendor that the lease currently has 125 years remaining

MAINTENANCE & SERVICE CHARGES: The seller advises us that the Service Charge is currently £1306.28 per year, payable half yearly.

GROUND RENT: £5 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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