



Book a Viewing

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IMPORTANT NOTICE

IMPORTANT NOTICE 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

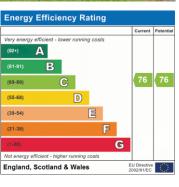


44 Gateway Lodge Felpham Road, Bognor Regis, PO22 7NS





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Offers In Excess Of £189,500 Leasehold

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What the agent says... 44,, Material Information:

An immaculate ground floor, two-bedroom age restricted apartment which truly feels like a bungalow. Decorated throughout to a very high standard with many benefits including modern fitted kitchen with high gloss units and composite effect work surfaces, double glazing, gas fired central heating and quality laminated wood effect flooring.

The accommodation comprises entrance lobby for storage of coats and footwear opening into the large living/dining room, modern fitted kitchen with a walk-in larder at the rear, two bedrooms with good quality internal shutters and fitted mirrored double wardrobes, shower room, inner hall with walk-in storage cupboard, patio area to the front and communal gardens.

There is a car park on site and guests are invited to make use of the public car park just across the road which offers free parking for up to 24 hours.

Located in the heart of Felpham village with all amenities just a short walk away. Buses pass by connecting to other towns along the coast.

Council Tax: Arun District Council Band C

Property Type: Purpose Built

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

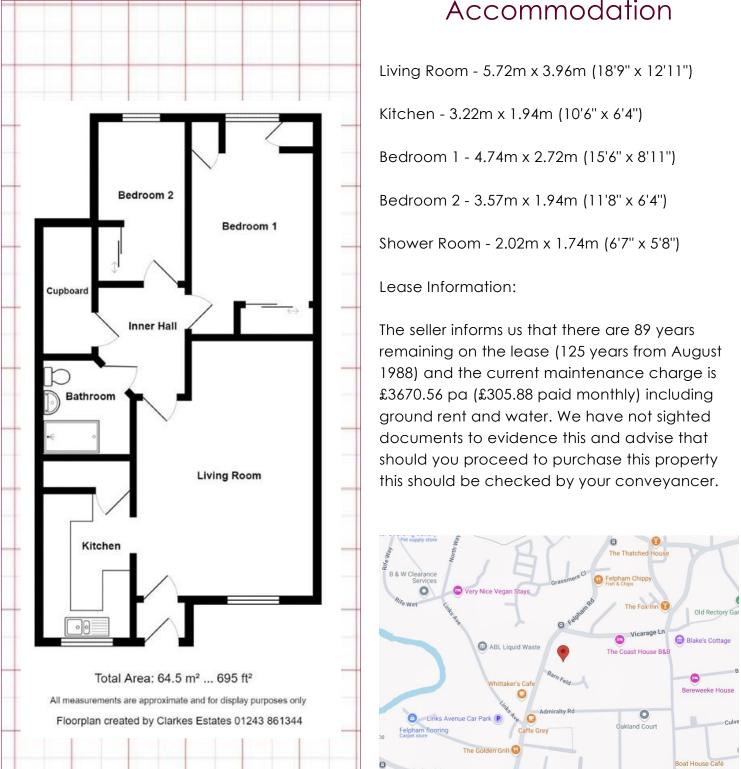
Heating: Gas Fired Central Heating

Restrictions: One buyer must be retirement age, the younger partner must be aged 55+

On 10/10/2024 information from the Ofcom Website shows:

Broadband Standard Superfast Ultrafast	Availc √ √	ability	Max Down 11 mbps 80 mbps 1000 mbps	Max Up 1.00 mbps 20 mbps 220 mbps
Mobile	Indoor Voice	Data	Outdoc Voice	or Data
EE Three O2 Vodafone	Likely Limited Likely Limited	Likely Limited Likely Limited	Likely Likely Likely Likely	Likely Likely Likely Likely

- Ground Floor Retirement Flat
- Immaculately Presented
- Large Living/Dining Room
- Modern Kitchen & Bathroom
- Two Bedrooms
- Village Location





Accommodation