



# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of  
**£189,500**  
**Leasehold**

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



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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**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.

*Service you deserve. People you trust.*

**01243 861344**





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



## Accommodation

Living Room - 5.72m x 3.96m (18'9" x 12'11")

Kitchen - 3.22m x 1.94m (10'6" x 6'4")

Bedroom 1 - 4.74m x 2.72m (15'6" x 8'11")

Bedroom 2 - 3.57m x 1.94m (11'8" x 6'4")

Shower Room - 2.02m x 1.74m (6'7" x 5'8")

Lease Information:

The seller informs us that there are 89 years remaining on the lease (125 years from August 1988) and the current maintenance charge is £3670.56 pa (£305.88 paid monthly) including ground rent and water. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

## What the agent says... “,, 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	Availability	Max Down	Max Up
Standard	✓	11 mbps	1.00 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	220 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

