



10 Manor Copse, Felpham

Guide Price £279,950

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A spacious penthouse apartment within Felpham village and offered for sale with no chain.

- Penthouse Apartment
- Felpham Village Location
- No Forward Chain
- Lift to all Floors
- Over 1,000 Sqft
- 2 Bedrooms
- 2 Bath/Shower Rooms
- Fitted Kitchen
- Spacious Living Room
- Allocated & Visitor Parking

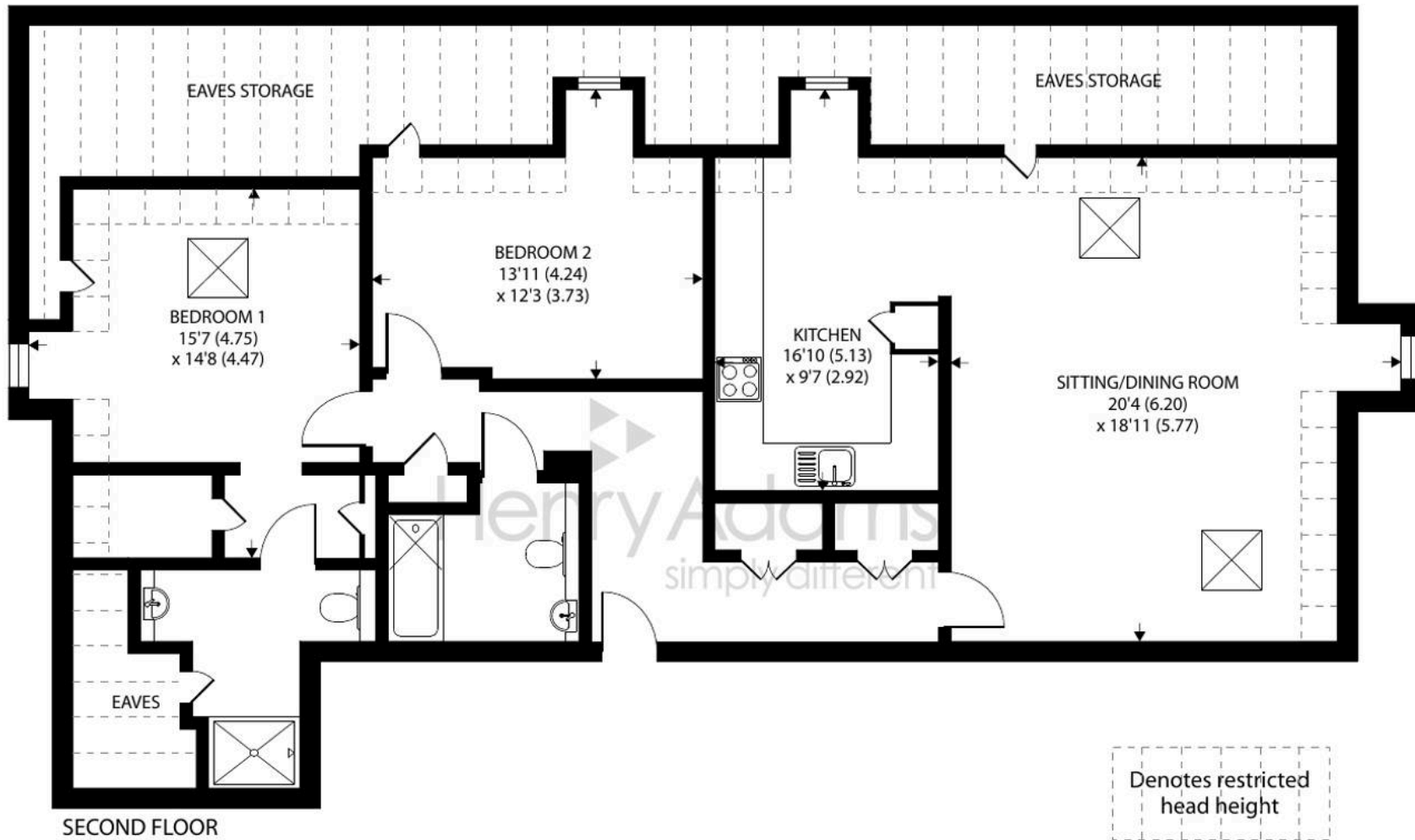
Located within the picturesque Felpham village, this penthouse apartment is now offered for sale with the advantage of no forward chain. Accessed via the lift or stairs, this spacious property offers both privacy and quietness with rooftop views.

Boasting over 1,000 sqft of thoughtfully designed living space, the accommodation briefly comprises a well proportioned living room with plenty of room for sitting and dining. This room is semi open to the generous kitchen with integral oven, gas hob, filter hood and fridge/freezer.

The principal bedroom benefits from a walk-in wardrobe space and an en-suite shower room. The main bathroom completes the accommodation, whilst various eaves storage spaces will be found throughout the property and provide great storage space.







Manor Copse, Bognor Regis

Approximate Area = 1003 sq ft / 93.1 sq m

Limited Use Area(s) = 456 sq ft / 42.4 sq m

Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henry Adams. REF: 893993

Convenience is key with allocated and visitor parking available, ensuring that you and your guests always have a place to park. The added bonus of a lift to all floors makes for easy access, catering to individuals of all ages and abilities. Externally, the apartment is surrounded by pretty communal gardens. There is an allocated parking space for the property. Located in Felpham village, residents can enjoy the charm and tranquillity of village life while still being within easy reach of nearby village amenities and attractions. Whether it's a leisurely stroll through the village streets or a relaxing day at the nearby beach, this location offers the best of both worlds. The village offers a wide range of facilities including shops, public houses and a sailing club. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 10 mile radius.

Tenure: We understand the lease commenced in 2008 with approximately 143 years remaining.

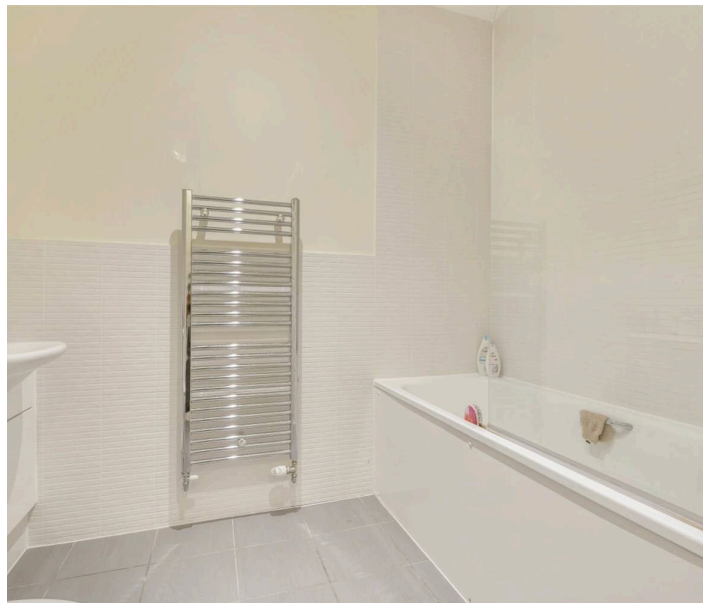
Maintenance Charge: We understand the maintenance charge is approximately £1,526.16 p.a.

Ground Rent: We understand the ground rent is currently £150 p.a.

What3Words ///cope.kings.cards

Council Tax Band: D

EPC Energy Efficiency Rating: B





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.