



Bell & Blake
SALES & LETTINGS

34 Rose Court, Aigburth Avenue, Rose Green, Bognor Regis West Sussex

Asking Price £139,950

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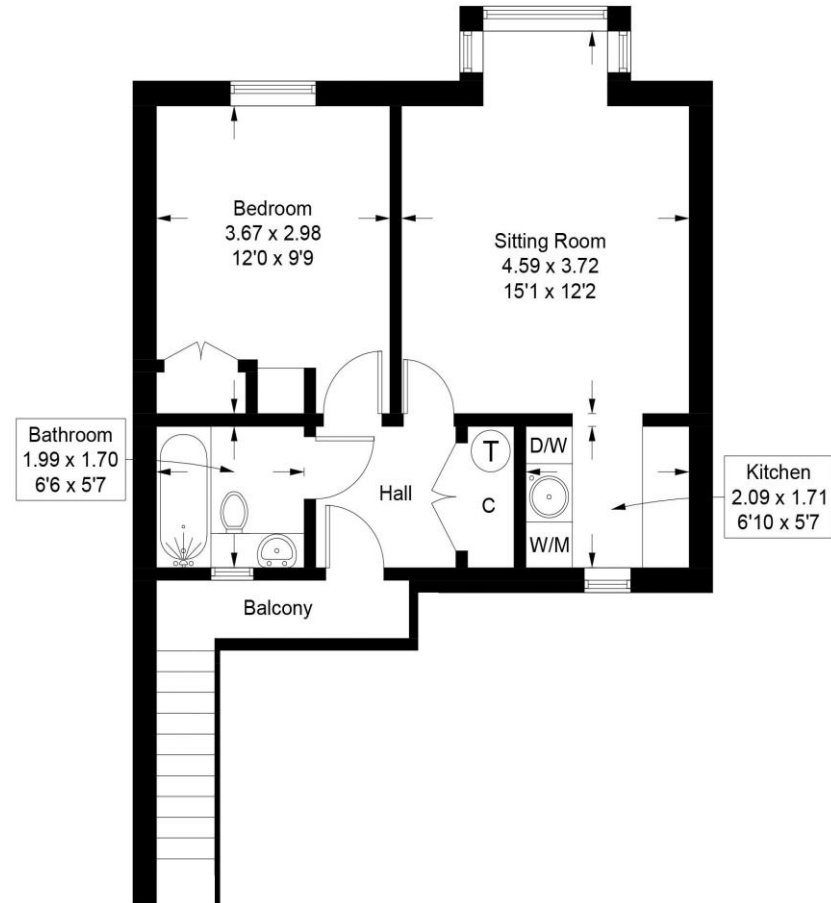
- › First floor flat in the heart of Rose Green village.
- › Residents must be over 60 years of age.
- › 153 Years remaining on the lease (Approx.)
- › Private Entrance
- › Residents parking (unallocated)
- › All the village shops just around the corner.
- › Bus Routes (62, 69 and 600) stop at the end of the road.
- › Beautifully presented throughout.

This beautiful flat is situated in the heart of Rose Green Village, and boast a wealth of amenities on the door step. The flat has its own private entrance, double glazing, upgraded electric heaters, modern kitchen & bathroom, double bedroom with built in storage, spacious Hall & Lounge with bay window. Residents must be over 60 years of age. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: A



Aigburth Avenue



Approximate Gross Internal Area = 39.4 sq m / 424 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk