



**Bell & Blake**  
SALES & LETTINGS

Flat 7, Mants Farm Court, 123, Rose Green Road, Rose Green, West Sussex

Asking Price £245,000

## Flat 7, Mants Farm Court, 123, Rose Green Road, Rose Green, Bognor Regis West Sussex



1



2



1



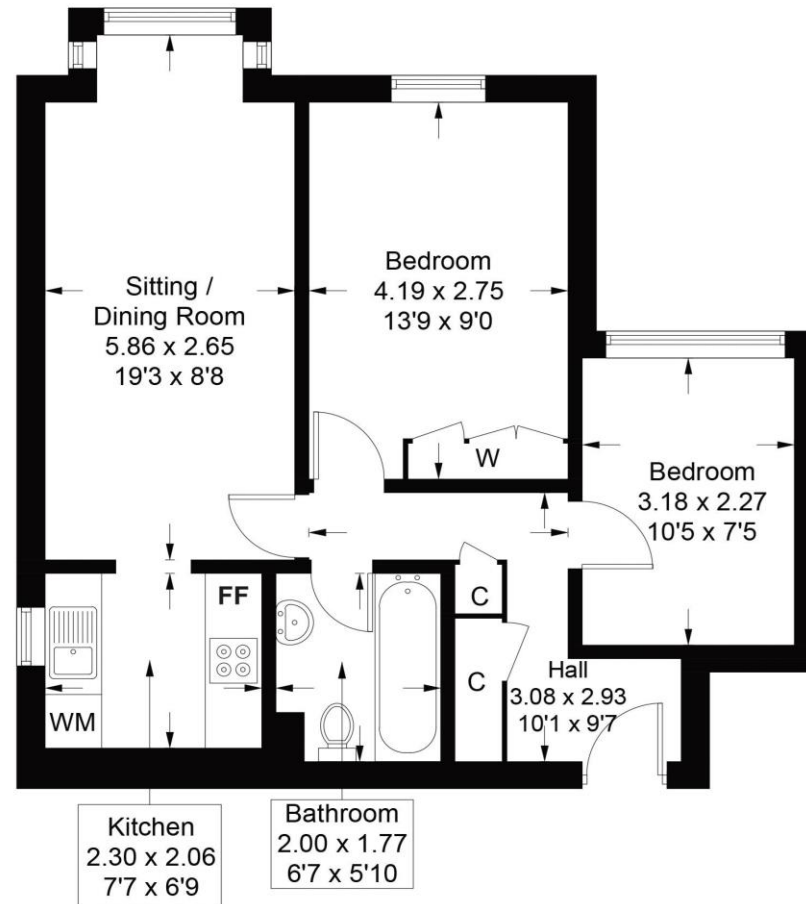
- ▶ 2 Bedroom Purpose Built First Floor Flat
- ▶ Popular Rose Green Location
- ▶ Residents Parking To The Rear
- ▶ South Facing Garden (Communal)
- ▶ NO FORWARD CHAIN
- ▶ Service Charge £1615 per annum
- ▶ £200 per annum Ground Rent
- ▶ Lots of amenities nearby, including schools, shops, restaurants, post office, pharmacy, Aldwick beach & more
- ▶ Telephone Entry System
- ▶ 90 Years remaining on the lease (Approx.)

This beautifully presented purpose built first floor flat, boasts 2 bedrooms, modern kitchen with window, lounge diner and bathroom. There is a Southerly aspect communal garden to the rear and residents parking. The property is situated in the tranquil village of Rose Green, with a wealth of amenities nearby, including schools, shops, restaurants, post office, pharmacy, Aldwick beach and more. NO FORWARD CHAIN

Council Tax Band: A



# Mants Farm



Approximate Gross Internal Area = 50.9 sq m / 548 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.

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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>		
(55-68)	<b>D</b>	64	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

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