



## **34 Pagham Court**

262 Hawthorn Road | Bognor Regis | West Sussex | PO21 2UP

**Guide Price £165,000**

**LEASEHOLD**



# 34 Pagham Court

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BR165 - 01/25

## Features

- McCarthy & Stone Retirement Development
- Age Restricted to 60 plus
- One Bedroom First Floor Apartment
- Bathroom & En-suite Shower Room
- Underfloor Heating & Double Glazing
- New Gledhill Boiler Fitted 20/05/24
- 24hr Careline Facility
- House Manager
- Resident's Lounge & Laundry Room
- Guest Suite
- No Onward Chain
- 587 Sq Ft / 54.5 Sq M

A delightful one bedroom first floor, age restricted apartment, set within the highly desirable 'Pagham Court' retirement development, constructed by Messrs McCarthy & Stone circa 2011. The development itself is set within well maintained landscaped gardens, with local amenities close by including Maywood Healthcare Centre (doctor's surgery), bus routes and convenience stores.

A communal front door with security entry system leads into a communal entrance lobby with a further inner door leading through into the communal resident's lounge and communal hallway, where there is a communal kitchenette for resident's use.

The ground floor communal hallway leads to the refuse area and communal laundry room. A lift and staircase provide access to the first floor communal landing where the front door to the apartment opens into the entrance hall with a wall mounted security entry receiver/telecom, fitted carpet, underfloor heating and access hatch to the roof space. Doors from the hallway lead to the living room, bedroom and bathroom.

The living room is a bright and airy room measuring 17' 10" x 11' 3" with a twin opening double glazed window overlooking the main entrance, car park and gardens, a fitted fireplace with electric fire, fitted carpet and underfloor heating.

A part glazed door leads from the living room to the adjoining kitchen which has a range of fitted units and work surfaces, a stainless steel single drainer sink unit with mixer tap, a twin opening double glazed window overlooking the main entrance, an integrated electric hob with hood over and oven under, integrated fridge/freezer and tiled flooring with under floor heating.





The double bedroom is an impressive size measuring 17' 10" x 10' 8" overall with a twin opening double glazed window, a large built-in mirror fronted sliding double wardrobe, along with a further triple wardrobe, fitted carpet and under floor heating. A door from the bedroom leads into the adjoining en-suite shower room which measures 9' 2" x 6' 10" overall with a twin opening obscure double glazed window, an oversize shower enclosure with fitted shower and handrail, close coupled wc, shaped wash basin set into a surround with storage unit under and a mirror and light/shaver point over, tiled walls, tiled flooring with underfloor heating, an extractor and a heated towel rail.

A door from the en-suite shower room leads into a generous walk-in storage cupboard with light housing the Gledhill hot water tank (newly installed May 2024), wall mounted modern electric consumer unit and electric meter.

In addition the apartment offers a bathroom with a shaped panel bath with fitted handrail, close coupled wc, shaped wash basin inset into a surround with storage unit under and a mirror and light/shaver point over, tiled walls, tiled flooring with under floor heating, an extractor and a heated towel rail.

**Reserved residents parking is available via a permit on a first come first served basis at an additional cost of £250 p.a.**



## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas & apartments
- Electricity, heating, lighting & power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior/exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

**Lease:** 125 years from 1st June 2011

**Annual Service Charge:** £242.11 pcm

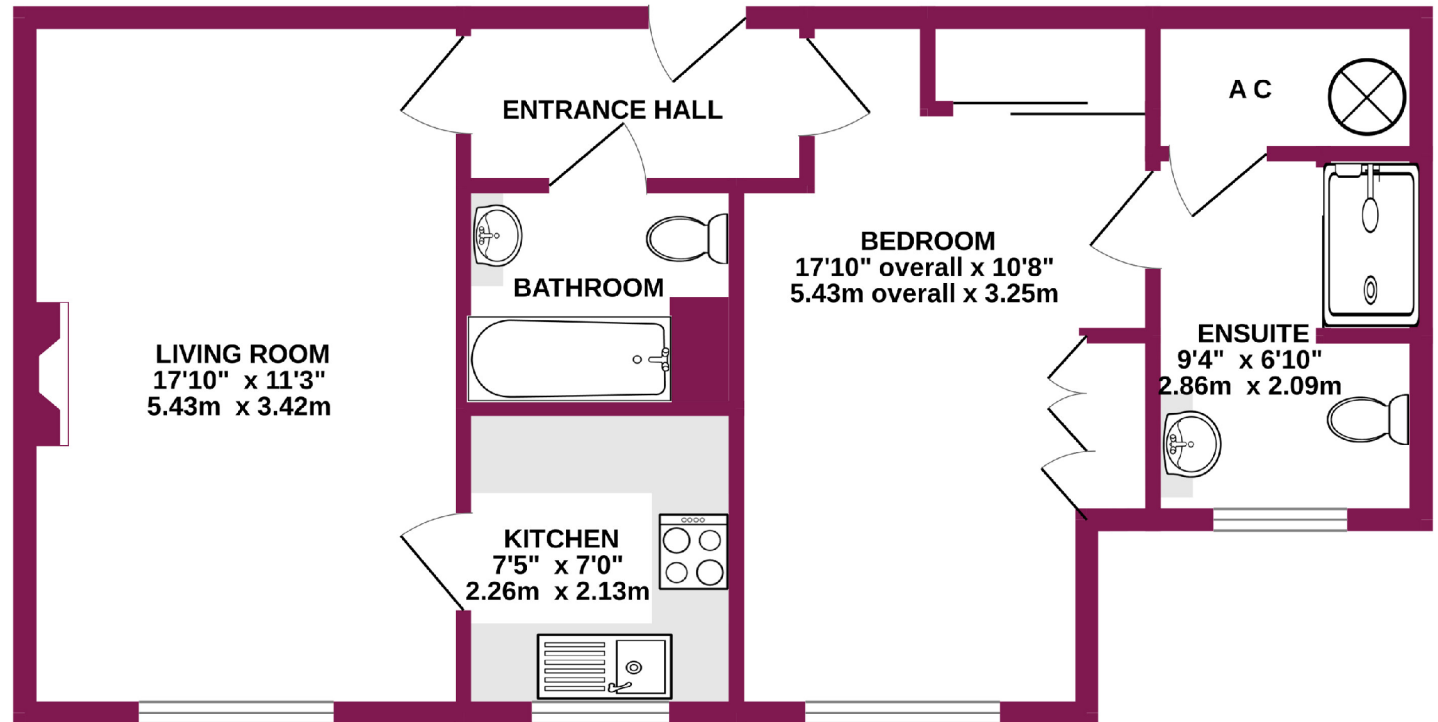
**Ground Rent:** £212.50 paid per half yearly

**Council Tax:** Band B £1,798.36 (2024 - 2025)

**Current EPC Rating:** B (81)

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**FIRST FLOOR**  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.