



Flat 1, Homecroft House

Sylvan Way | Bognor Regis | West Sussex | PO21 2NG

Guide Price £60,000
LEASEHOLD

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HO60 - 05/25

Features

- 1 Bedroom Ground Floor Retirement Apartment
- Popular Development
- 24hr Careline Facility
- Resident's Communal Lounge & Laundry Facility
- House Manager
- Age Restricted to over 60's
- No Onward Chain
- 444 Sq Ft / 41.3 Sq M

Positioned on the ground floor, adjacent to the main entrance and capturing the westerly aspect from the living room and bedroom, this ground floor retirement apartment is offered For Sale with No Onward Chain.

The apartment itself comprises entrance hall with a large walk-in storage cupboard housing the water heater and electric fuse boxes, a generous living room with storage heater and double glazed window and door providing access onto the westerly sun terrace.

An archway from the living room leads to the adjoining kitchen, which has a single drainer sink unit, fitted units and work surfaces, hood over space for an electric cooker and two under counter spaces for additional appliances.

The double bedroom has a westerly double glazed window and built-in double wardrobe.

In addition, there is a shower room with glazed shower enclosure with electric shower, pedestal wash basin, close coupled wc and heated towel rail.

The development itself offers a security entry system, house manager, communal residents lounge with games section with snooker table, residents laundry room (both located on the ground floor), a 24 hr care-line facility for peace of mind, along with well tended communal gardens, two guest suites and residents parking (non allocated - first come first serve basis).

Please note:-

The development is age restricted to occupants of 60 years plus (which includes both parties if sharing occupation). However, the apartment can be purchased by a purchaser younger than 60 providing the occupants are 60 plus.

Pets are permitted at the development via separate consent/approval including dogs and cats. Cats are not permitted to roam the development.



Lease: 99 years from 01/09/1982 (56 years remaining)

Service Charge Including Building Insurance: £1,801.61 per 6 months.

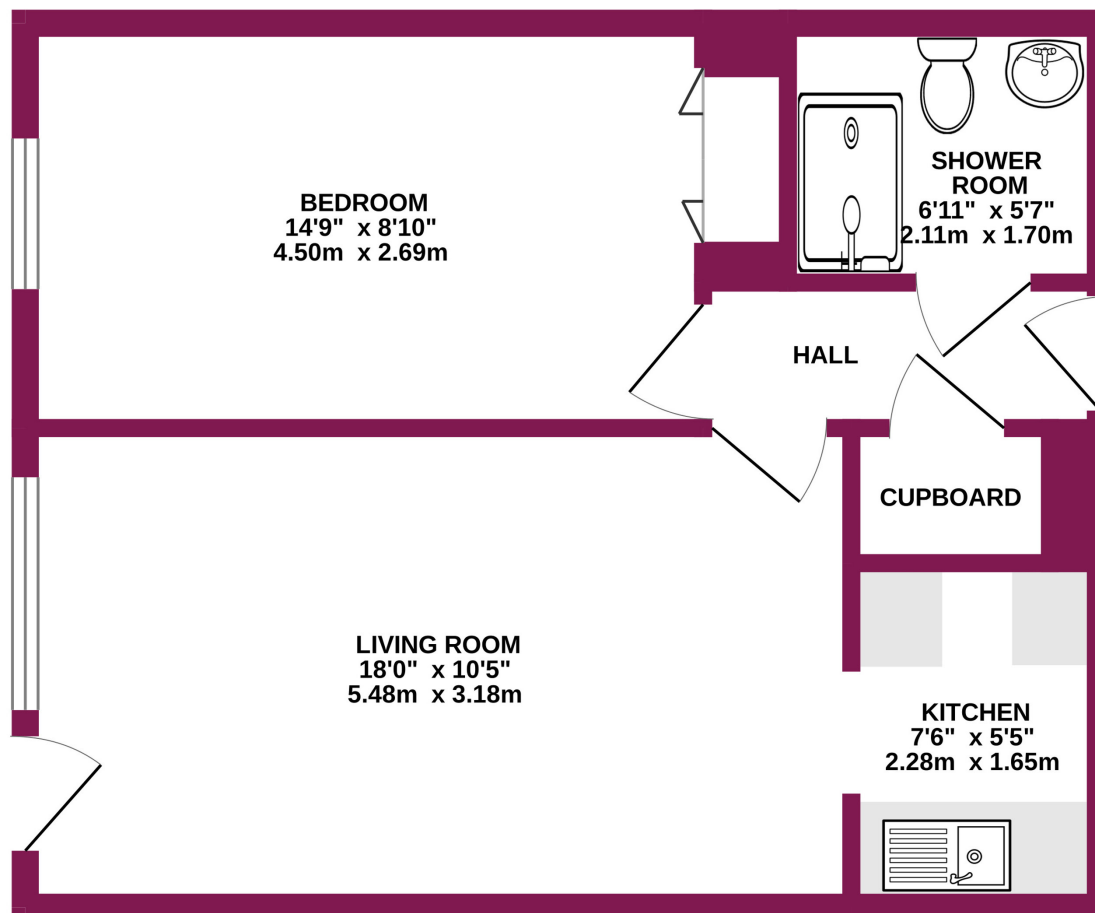
Ground Rent: £449.25 per 6 months.

Council Tax: Band A £1,614.28 (Arun District Council/Bognor Regis 2025 - 2026)

Current EPC Rating: C (75)



GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.3 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



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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.