



36 Pagham Court

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

Offers Over £70,000
Leasehold

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WE70 - 10/25



Features

- 60's plus Development
- First Floor Apartment
- One Bedroom
- Resident's Lounge & Laundry
- No Onward Chain
- 445 Sq Ft / 41.4 Sq M

No Onward Chain - This delightful one bedroom apartment situated on the first floor of a sought after purpose built over 60's development, situated to the West of Bognor Regis town centre. The apartment itself comprises entrance hall, living/dining room, fitted kitchen with integrated oven/hob/hood & fridge/freezer, bedroom and shower room.

Constructed by Messrs McCarthy & Stone circa 2010, Pagham Court is an over 60's complex positioned close to amenities including a local medical centre and bus routes. The development itself provides resident's with peace of mind with a house manager, 24hr care line facility, communal lounge, communal laundry facility and well tended communal gardens.

Bognor Regis town centre can be found within one and a half miles, with it's pier, promenade and mainline railway station, while closer amenities are located within Hawthorn Road, West Meads and Aldwick shopping parades. Regularly routed bus services are in nearby Aldwick Road. The historic city of Chichester is within approx. seven miles.

A communal front door with security entry system leads into a communal entrance lobby, with further inner door leading through into the communal 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 provides access to the first floor communal landing.

The front door to the apartment opens into an entrance hallway where there is a wall mounted telecom entry receiver and 24hr pull cord, electric underfloor heating and large walk-in storage cupboard housing the electric boiler. Doors lead to the living room, double bedroom and shower room.

The living room faces the rear of the development and measures 16' 3" x 10' 10", with a double glazed window overlooking the gardens. There is a feature electric fireplace and under floor heating. A sliding pocket part glazed modern door leads into the adjoining kitchen which measures 7' 4" x 6' 2", fitted with a range of base, drawer and wall mounted units and work surfaces, integrated electric hob with hood over and oven under, along with a concealed integrated fridge/freezer and feature natural light ceiling tunnel light.

The double bedroom measures 13' 6" x 9' 2" and has a mirror fronted built-in double wardrobe, along with a double glazed window overlooking the gardens and underfloor heating. The shower room measures 6' 10" x 5' 7" and has a shower enclosure with fitted shower and hand rails, close coupled wc., large shaped wash basin with storage under and heated towel rail, along with tiled walls and flooring with under floor heating.



To arrange a viewing contact 01243 267026



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Aldwick, West Sussex PO21 4DX
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Well tended communal grounds surround the development.

Resident's parking spaces are available via a permit at a charge of **£250.00** per annum.

Lease: 125 years from 1st June 2011

Service Charge: £256.34 per month.

Ground Rent: £425.00 p.a. (payable as £212.50 1/2 yearly).

Council Tax: Band B (£1,883.33 p.a)

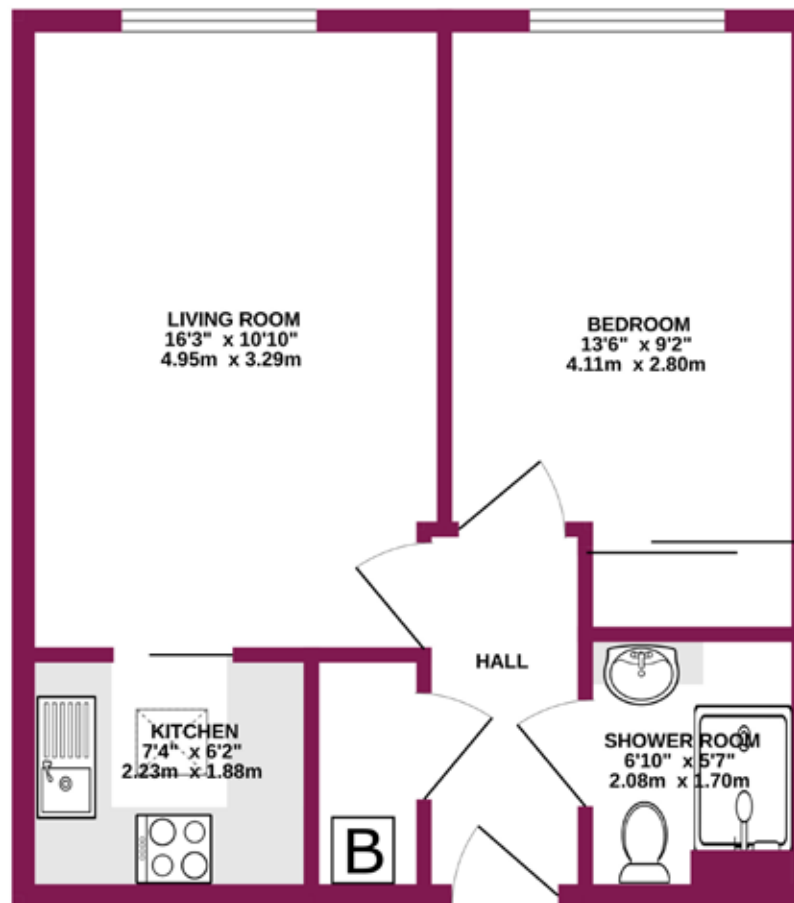
Current EPC Rating: B (84)

SERVICE CHARGE (BREAKDOWN)

- * Cleaning of communal windows
- * Water rates for communal areas and 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.

FIRST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 445 sq.ft. (41.4 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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