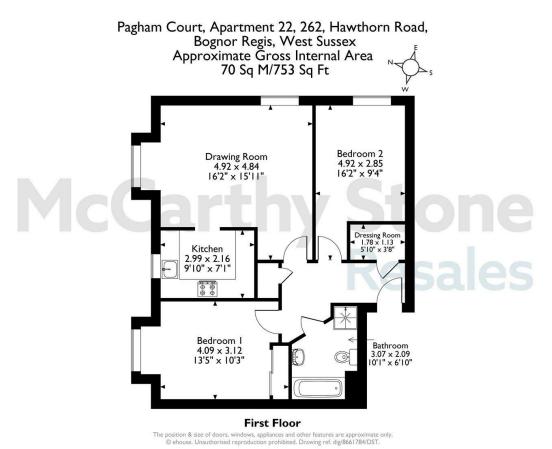
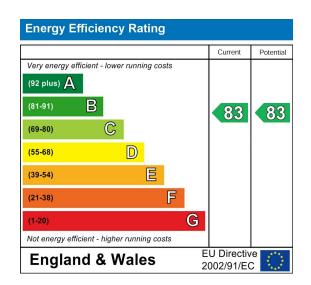
## McCarthy Stone Resales



### Council Tax Band: C





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# McCarthy Stone Resales

## **22 Pagham Court**

Hawthorn Road, Bognor Regis, PO21 2UP







# Asking price £190,000 Leasehold

Two bedroom McCarthy Stone retirement apartment situated on the second floor with DUAL ASPECT LIVING ROOM with GREAT POTENTIAL. Pagham Court, a McCarthy Stone retirement living development is nestled in Bognor Regis and boasts a Homeowner's Lounge where SOCIAL events take place as well as Laundry facilities and landscaped grounds.

\*Entitlements Advice and Part Exchange available\*

## Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Pagham Court, Hawthorn Road, Bognor Regis, West Sussex, PO21 2UP

#### Summary

Pagham Court was built in 2011, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a wardrobe with sliding mirrored doors, housing rails and shelving. fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens.

A camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartment has a modern fitted kitchen, built-in oven and fitted fridge/freezer, dual aspect lounge, double bedroom with sliding door wardrobe, tiled bathroom and underfloor heating.

It is a condition of purchase that all Residents must be over the age of 60 years.

### **Entrance Hallway**

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which houses the boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

## Lounge/Dining Room

A lovely dual aspect lounge with windows to two elevations allowing lots of natural light in. There is a feature electric fireplace which makes a great focal point in the room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into Lease: 125 years from 1st Jan 2011 the Kitchen.

### Kitchen

Fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Under pelmet lighting.

#### Bedroom

Double bedroom of good proportions with a built in double Ceiling lights, TV and phone point.

#### Bathroom

Tiled and fitted with a modern suite comprising of a bath with shower over and grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

#### Second Bedroom

A good sized second bedroom with double glazed window. TV and power sockets.

### Service Charge (Breakdown)

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

The Service charge is £4,614.00 for the financial year ending 31/03/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

#### Lease Information

Ground rent: £495 per annum Ground rent review date: 1st Jan 2026

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Moving Made Easy & Additional Information

2 Bed | £190,000

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, includina:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY **CONSULTANT** 

- Fibre to the cabinet broadband available
- · Mains water and electricity
- Electric room heating
- Mains drainage















