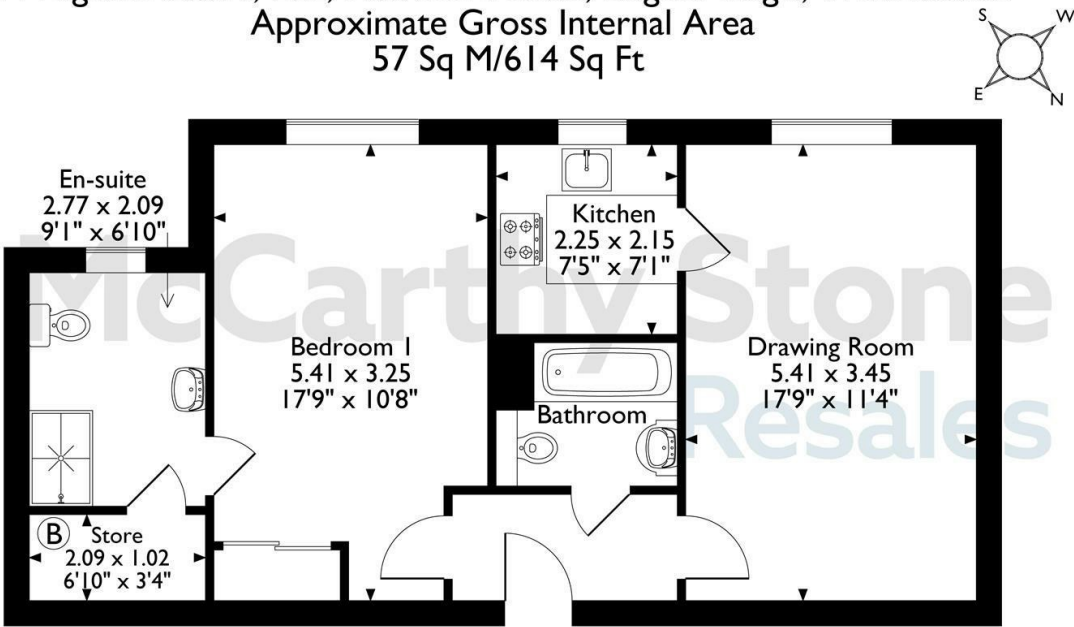


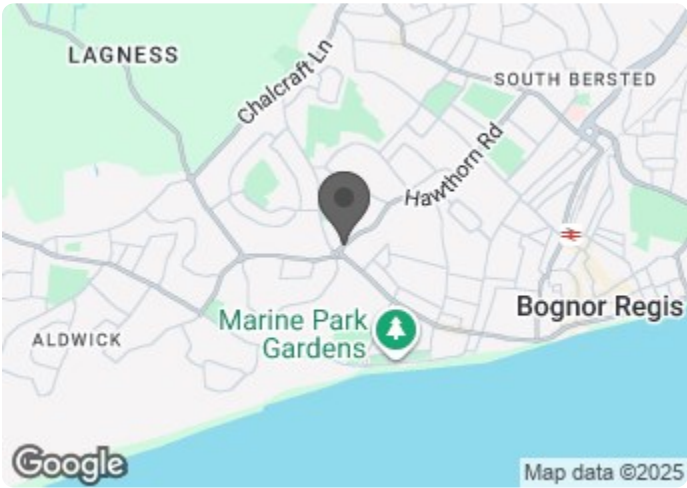
34 Pagham Court, 262, Hawthorn Road, Bognor Regis, West Sussex
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £155,000 Leasehold

A WELL PRESENTED one double bedroom apartment situated on the FIRST FLOOR of Pagham Court, a McCarthy Stone Retirement Living development. The property benefits from being situated close to the lift, ensuring easy access to the hub of the development where the COMMUNAL LOUNGE and laundry can be found.

The Property is offered with no onward chain.
Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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 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, bright and airy lounge, double bedroom with two fitted wardrobes, tiled bathroom and en-suite and underfloor heating.

The property is offered with no onward chain.

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

Entrance Hallway
Front door with spy hole opens into the entrance hall with illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to bedroom, living room and bathroom.

Lounge/Dining Room
A lovely lounge overlooking the main entrance, gardens and car park, boasting a feature electric fireplace which makes an attractive focal point in the room. Ample space for dining and comfortable seating , TV and telephone points, SKY/SKY+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. A part glazed door leads into the kitchen.

Kitchen
Fully fitted kitchen with window overlooking the main entrance with a range of wooden effect wall and base units for ample storage with roll top worksurfaces over. Tiled flooring throughout.



Stainless steel sink with lever tap. Integrated electric four ring ceramic hob with extractor hood over and oven under. Integrated fridge/freezer and under pelmet lighting.

Bedroom
Double bedroom of good proportions with a window overlooking the courtyard. Built in mirror fronted sliding double door wardrobe housing rails and shelving for ample clothes storage. A further fitted triple wardrobe, ceiling lights, TV and phone point. Door leading to en-suite.

En-Suite
A modern fitted suite, fully tiled throughout with an obscure double-glazed window. Low level walk-in oversized shower cubicle, w/c, basin and wall mounted mirror with vanity unit below and heated towel rail.

Main Bathroom
Tiled and fitted with a modern suite comprising; bath with grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, heated towel rail and extractor fan.

Storage Cupboard
A door from the en-suite shower room leads to a generous walk-in storage cupboard with lighting housing the Gledhill hot water tank [newly installed in May 2024], wall mounted modern electric consumer unit and electricity meter.

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 areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £3,076.01 for the financial year ending 31/03/2026. The service charge does not cover external costs



1 Bed | £155,000

such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Check out benefits you may be entitled to(often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information
Lease: 125 years from 1st Jan 2011
Ground rent: £425 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
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, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- 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

