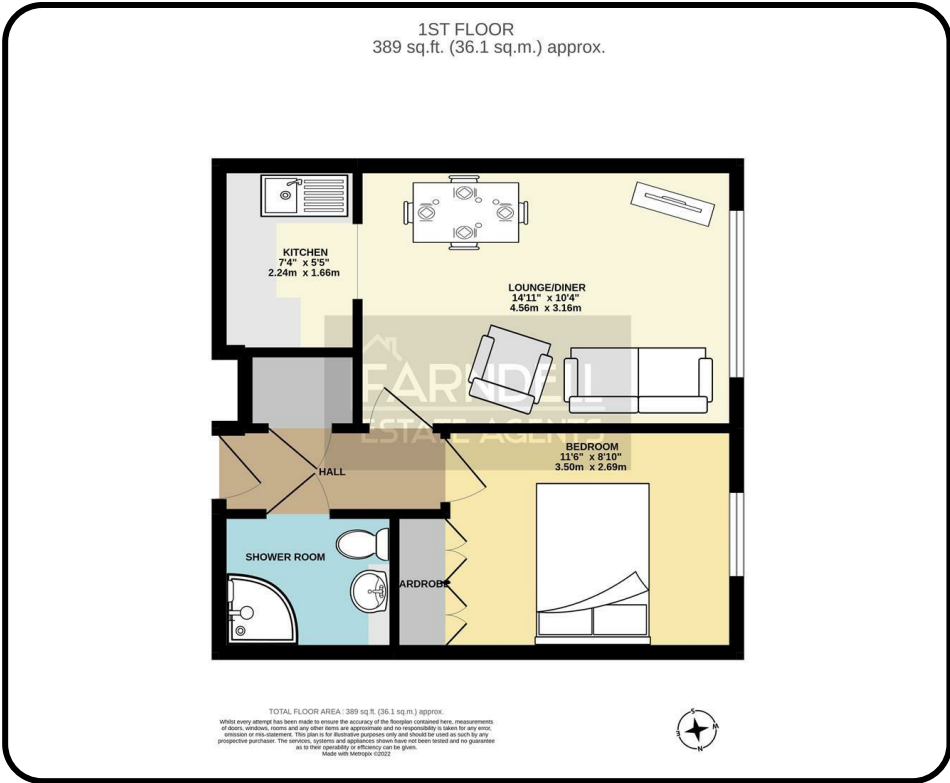


39 Homecroft House, Sylvan Way, Bognor Regis, West Sussex, PO21
2NQ
£70,000

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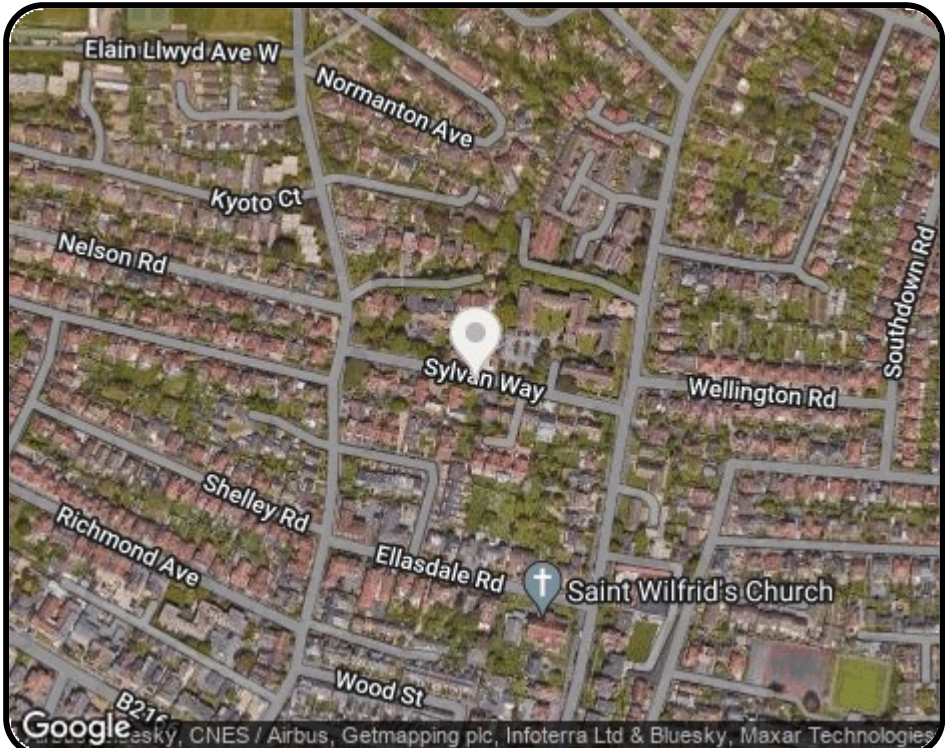


- First Floor Apartment with Lift in Block
- Age exclusive to 60 Years and above
- Lounge & Kitchen
- Double bedroom with fitted wardrobes
- Shower room
- uPVC Double Glazing and Electric Heating
- Resident's Lounge & Laundry Room
- Resident's Parking & Communal Gardens
- Within half a mile of Bognor Regis Town Centre
- No Forward Chain



The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

- Length of Lease**
99 years from the 1st September 1982
- Annual Service Charge**
£1,827.26 per year
- Annual Ground Rent**
£423.38 per year
- Annual Buildings Insurance**
Included in Service Charge



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79 Aldwick Road
Bognor Regis
West Sussex
PO21 2NW
01243 869991
sales@farndells.com
<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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	

Council Tax Band A