

Flat 7 Seaward Court West Street, Bognor Regis, West Sussex, PO21 1XJ

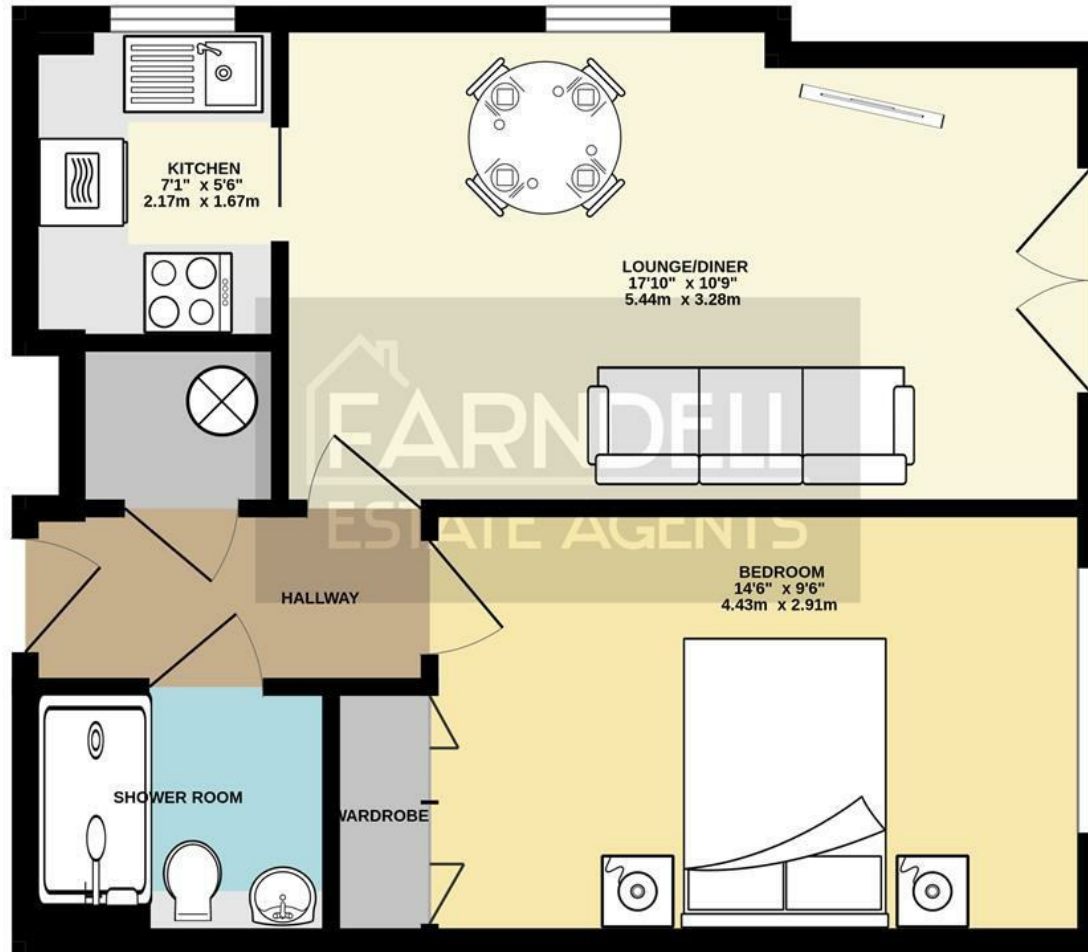
£130,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 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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- Ground Floor Retirement Apartment exclusive to 60 Years and Over
- Well-Presented Throughout
- Lounge/Diner with Patio Doors and Side Window
- Modern Kitchen with Window
- Double Bedroom with Built-In Wardrobes
- Modern Shower Room
- uPVC Double Glazing and Electric Heating
- 152 Years Remaining on the Lease
- No Forward Chain
- Resident's Lounge and Laundry Facility

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**

189 Years from 29th September 1986 - 152 Years Remaining

**Annual Service Charge**

1st January to 31st December 2024  
£2254.08 per year  
Includes Building Insurance and Water Bills

**Annual Ground Rent**

Nil



# FARDELL ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

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http://www.fardells.com



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band B