

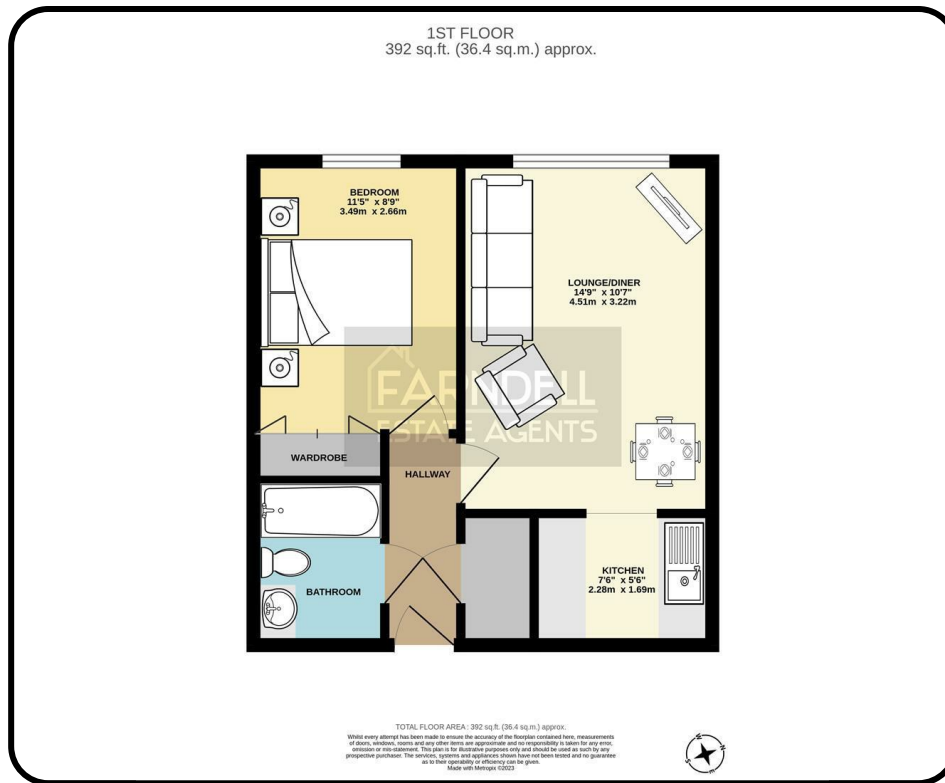
42 Homecroft House, Sylvan Way, Bognor Regis, West Sussex, PO21 2NQ

£47,000

Leasehold



- First Floor Apartment with Lift in Block
- Age Exclusive to 60 Years and Above
- Westerly Aspect Lounge/Diner
- Double Bedroom with Fitted Wardrobes
- Kitchen and Bathroom
- uPVC Double Glazing and Electric Heating
- Resident's Lounge, Laundry Room, Parking and Communal Gardens
- Full Modernisation Required
- Within Half a Mile of Local Shops, Bus Routes and Seafront
- 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 1st September 1982 - 58 Years Remaining

Annual Service Charge

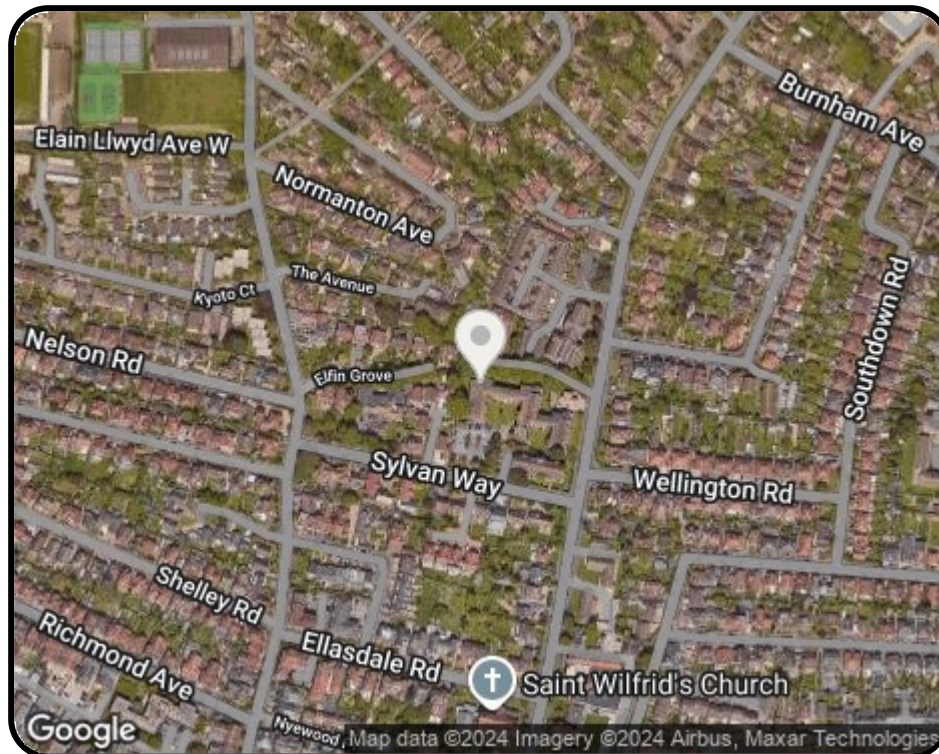
£2,250.07 per year

Annual Ground Rent

£423.38 per year

Annual Buildings Insurance

£69.56 per year



FARDELL ESTATE AGENTS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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