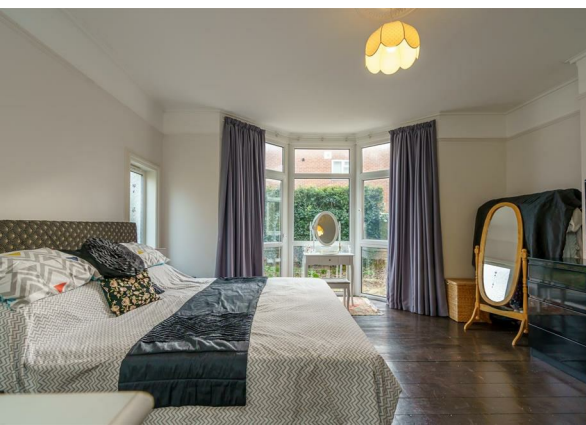


Flat 1, 23 Neville Road, Bognor Regis, West Sussex, PO22 8BN

£205,000

Leasehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR

801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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- Spacious Ground Floor Garden Flat
- Large Lounge/Diner with High Ceilings
- Large Double Bedroom
- Good Sized Kitchen/Breakfast Room
- Private South-Facing Garden
- Bathroom with Roll-Top Bath and Separate Shower with Separate WC
- Utility Room
- uPVC Double Glazed and Gas Central Heating
- No Forward Chain
- Long Lease

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

Remainder of a 189 Year Lease from 23rd March 1978 – 143 Years Remaining

Annual Service Charge

25% of Costs for the Building

Annual Ground Rent

Nil



FARDELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

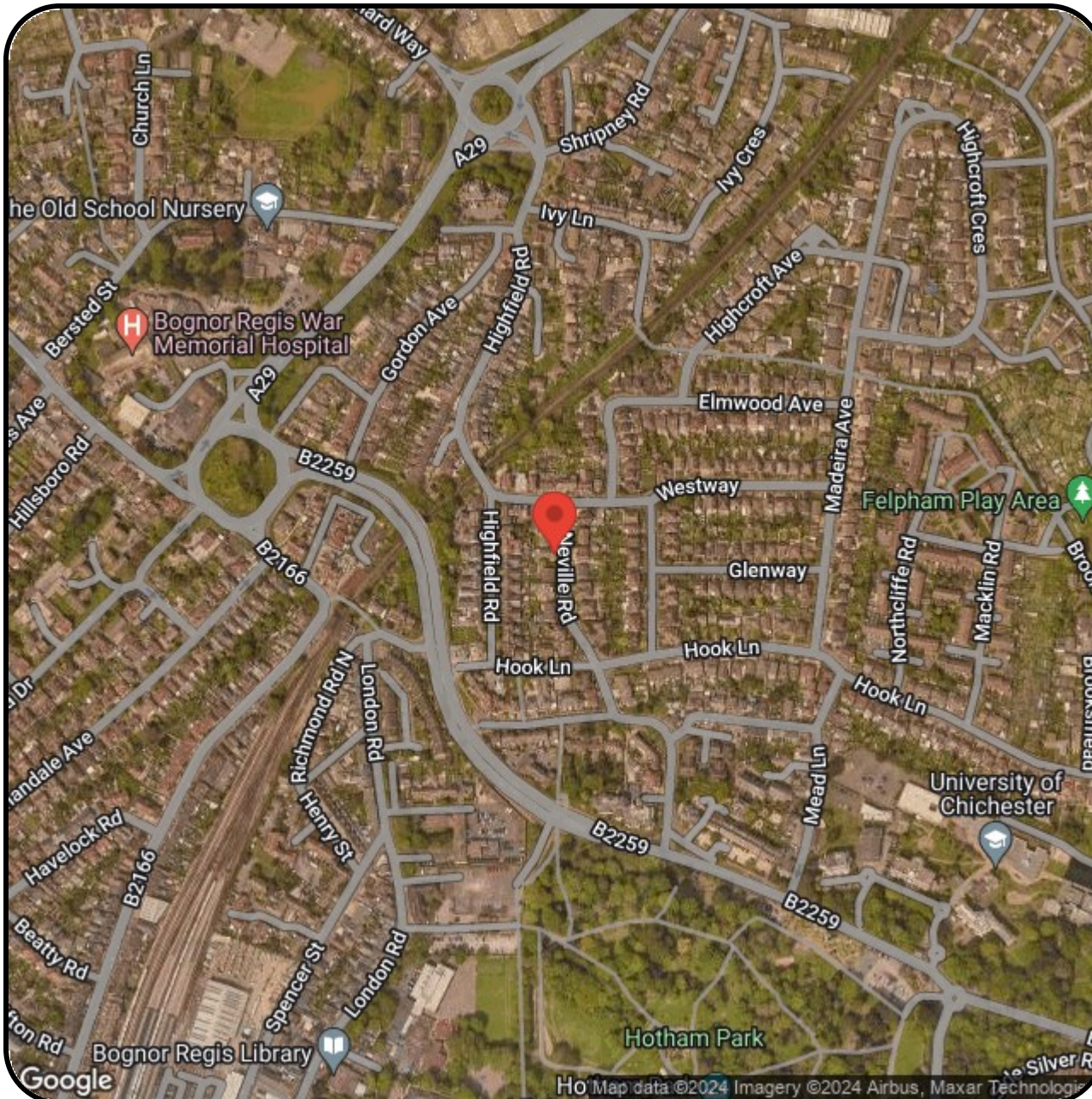
West Sussex

PO21 2NW

01243 869991

sales@fardells.com

<http://www.fardells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(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 B