

36 The Parade, Pagham, Bognor Regis, West Sussex, PO21 4TW

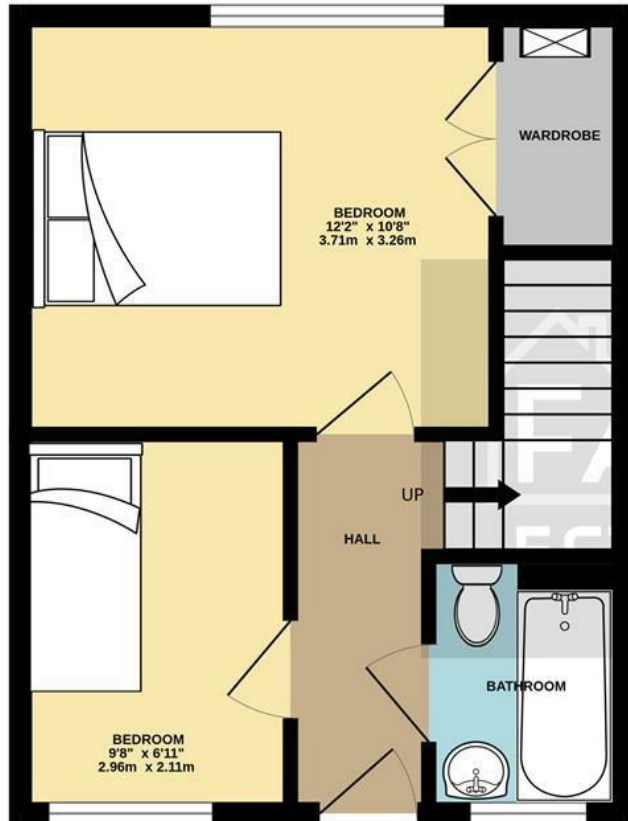
£160,000

Leasehold

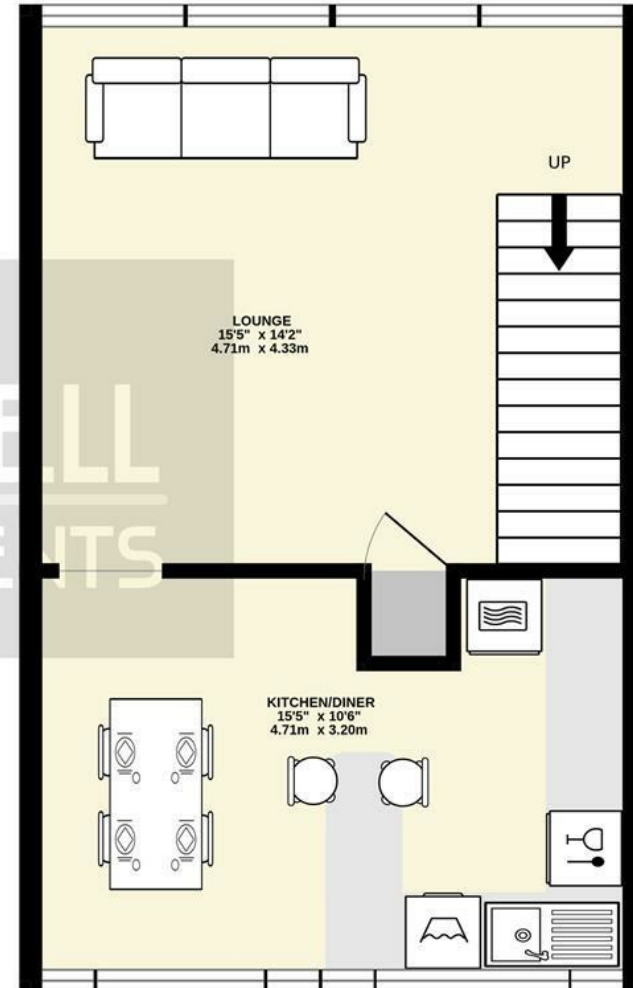
FARNDSELL
ESTATE AGENTS



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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 Purpose Built 1st and 2nd Floor Maisonette
- Large Lounge
- Generous Kitchen/Diner
- 2 Bedrooms
- Bathroom
- uPVC Double Glazing and Gas Central Heating
- No Forward Chain
- Own Private Entrance Hall
- Conveniently Situated within 200 Yards of Local Shops, Bus Routes and the Seafront
- Ideal 1st Purchase or Investment

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

125 Years from 20th September 2018 - 119 Years Remaining

Service Charge

£691.97 for period from 1st April 2024 to 30th September 2024

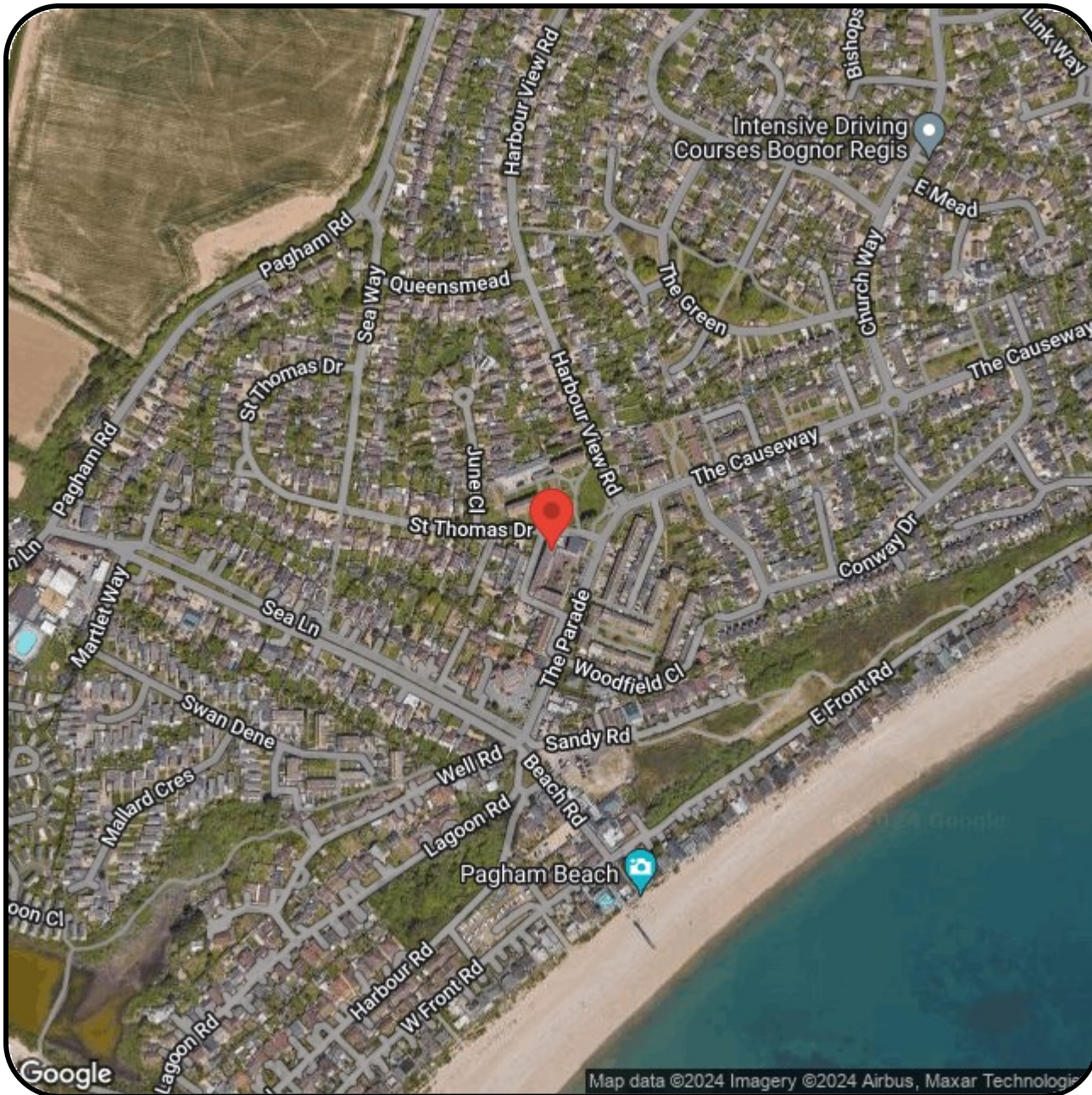
Annual Ground Rent

£120 per year

Annual Buildings Insurance

£722.60 for the current year





FARDELL


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 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		
(69-80) C	73	77
(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 B