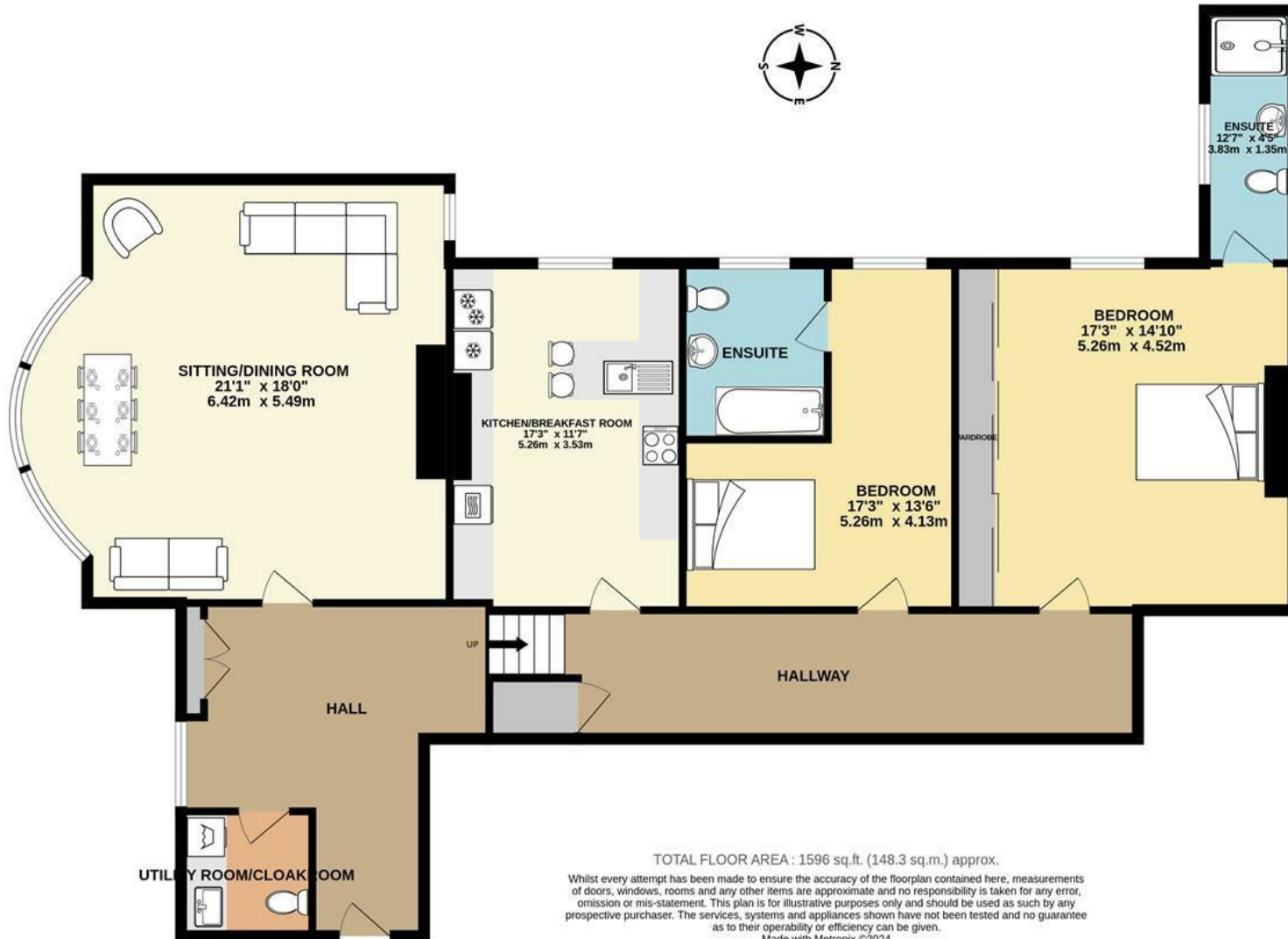


Tower Flat, Hotham Park House, High Street, Bognor Regis, West Sussex, PO21 1HW  
Offers In Excess Of £395,000  
Leasehold





1ST FLOOR  
1596 sq.ft. (148.3 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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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- 1st Floor Apartment in one of Bognor Regis's most Iconic Buildings
- Spacious Sitting Room/Dining Room with Large South-Facing Bow Window
- Modern Kitchen/Breakfast Room
- Two Double Bedrooms with Modern Fitted Ensuites
- Utility Cloakroom
- Feature Sash Windows with Integral Shutters
- High Ceilings Throughout
- Large Private Garden within the House Grounds
- Garage
- Exclusive Location within Hotham Park and close to the Beach and Town Centre

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 10th February 2006 - 106 Years Remaining

**Annual Service Charge**

20% Share of any Liability - c.£2000 for the last year

**Annual Ground Rent**

£50 per year





# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road  
 Bognor Regis  
 West Sussex  
 PO21 2NW  
 01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(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 E