

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

£70,000

Leasehold

FARNDSELL
ESTATE AGENTS

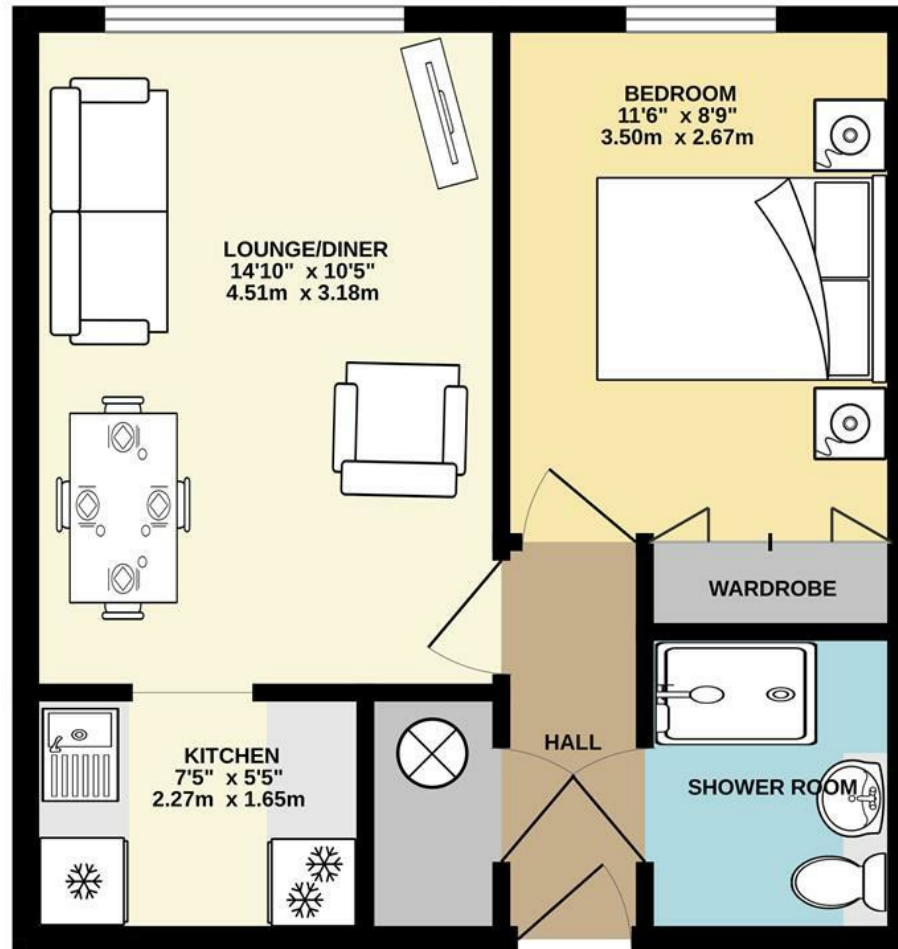


1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.1 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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- 1st Floor Apartment with Lift in Block
- Age Exclusive to 60 Years and Above
- Easterly Aspect Lounge/Diner
- Double Bedroom with built-in Wardrobes
- Modern Kitchen and Shower Room
- uPVC Double Glazing and Electric Heating
- Extended Lease
- Resident's Lounge, Laundry Room, Parking and Communal Gardens
- Within 800 Yards of Local Shops and Bus Routes



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

139 Years from 1st September 1982 - 97 Years Remaining

Annual Service Charge

£2,322.98 per year including Water Costs

Annual Ground Rent

£414.00 per year



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79 Aldwick Road

Bognor Regis

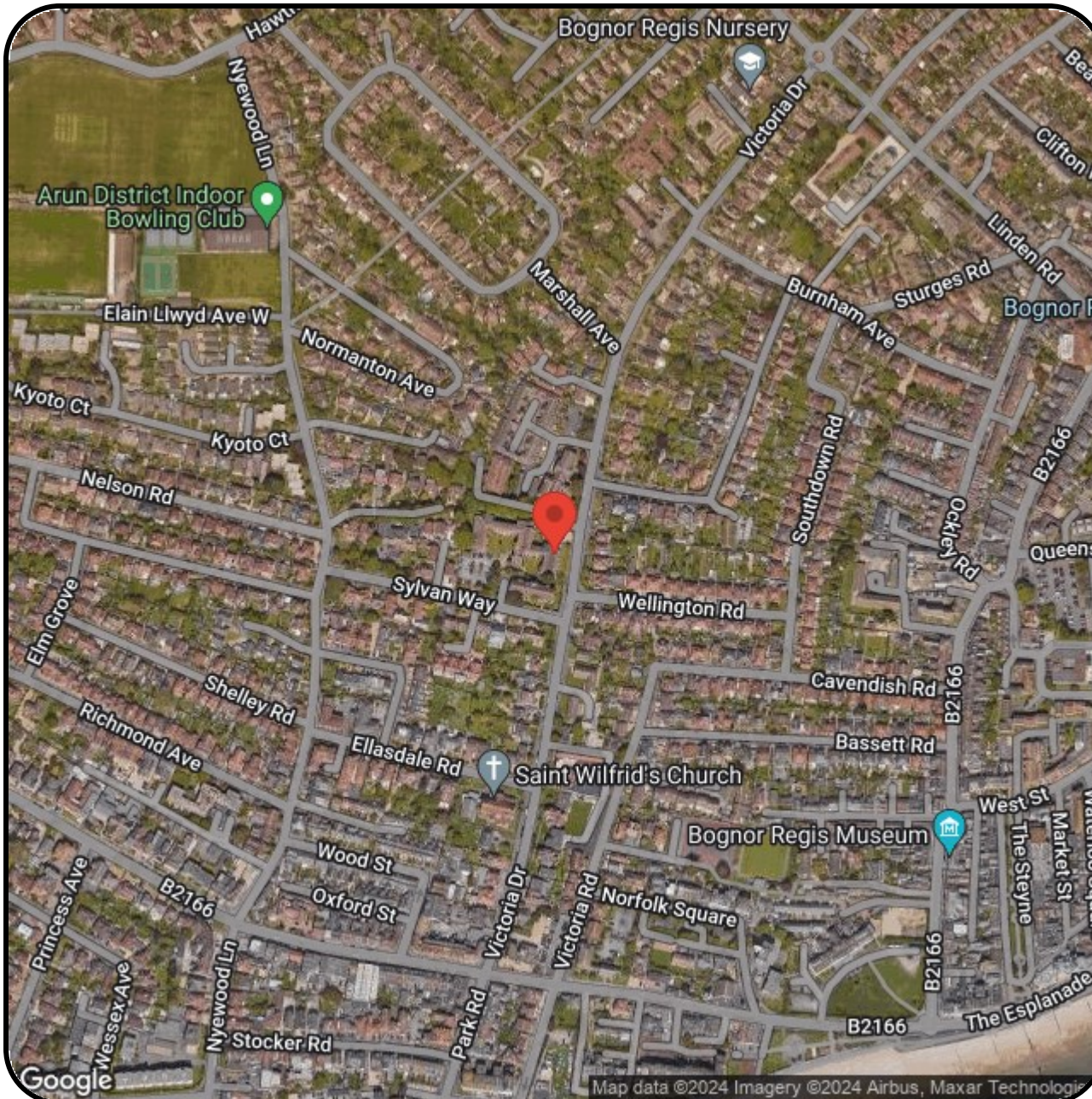
West Sussex

PO21 2NW

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<http://www.fardells.com>



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