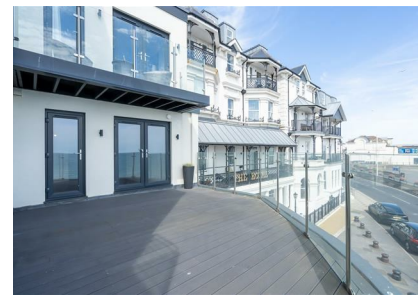


2, West Lodge, The Esplanade, Bognor Regis, West Sussex, PO21 1GF

£350,000

Leasehold

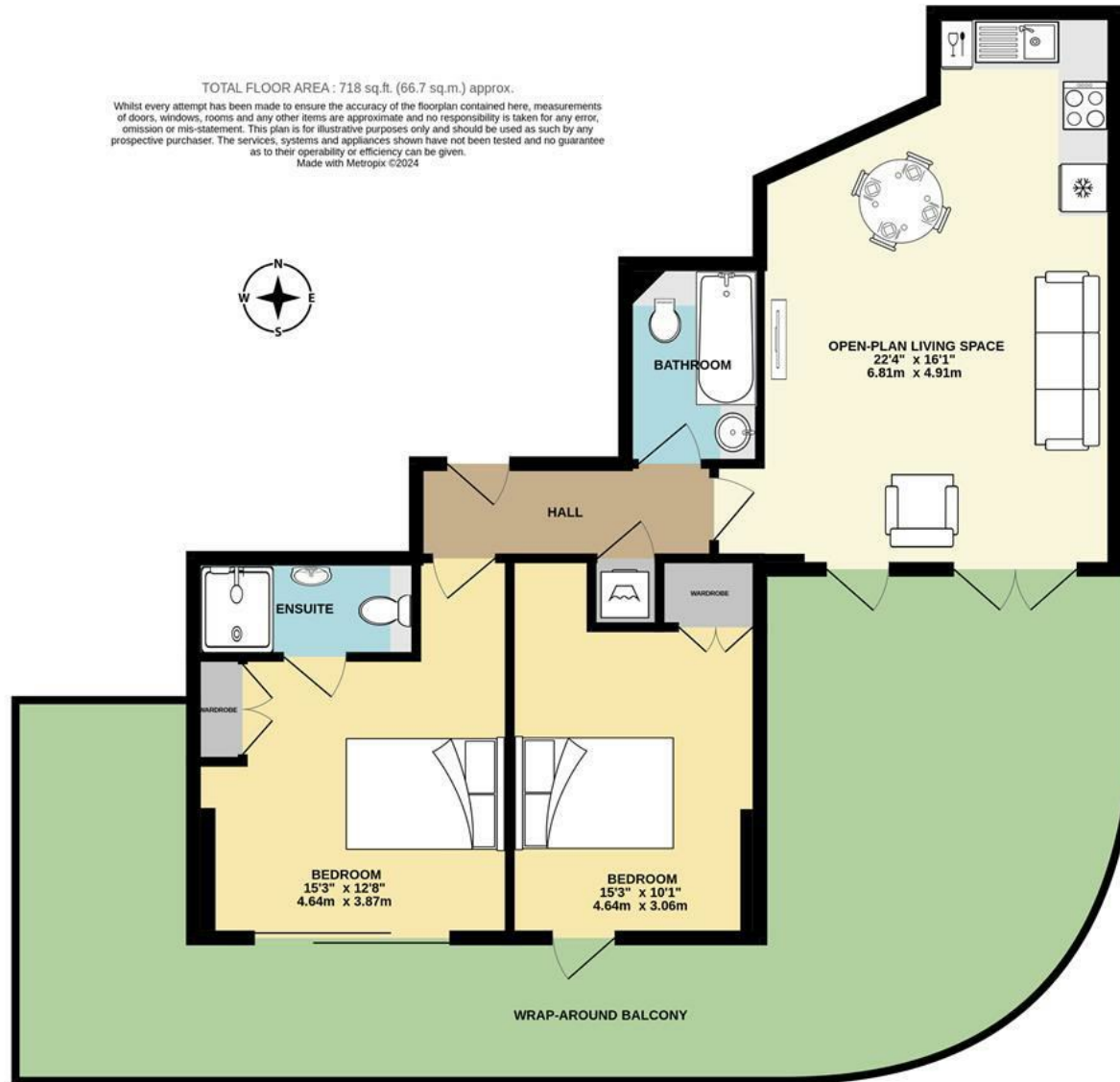


UPPER 1ST FLOOR

718 sq.ft. (66.7 sq.m.) approx.

TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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- Luxury 1st Floor Apartment built in 2022
- Open-Plan Living/Dining/Kitchen with 'Schuller' Units, Quartz Worktops and 'Amtico' Flooring
- 2 Double Bedrooms with Sea Views
- Bathroom and Ensuite Shower Room with 'Grohe' fittings
- Wrap-Around Balcony providing Panoramic Sea Views
- Under Floor Heating Throughout
- No Forward Chain
- Video Entry System
- Remainder of 10 Year Build Warranty
- Stunning Location on Bognor Regis Seafront



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 1st January 2021 - 121 Years Remaining

Annual Service Charge
 £1392.71 per year

Annual Ground Rent
 £150 per year





FARDELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex


PO21 2NW

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sales@fardells.com

<http://www.fardells.com>

Energy Efficiency Rating

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