

4 North Lodge, Pagham Road, Nyetimber, Bognor Regis, West Sussex, PO21 3TE

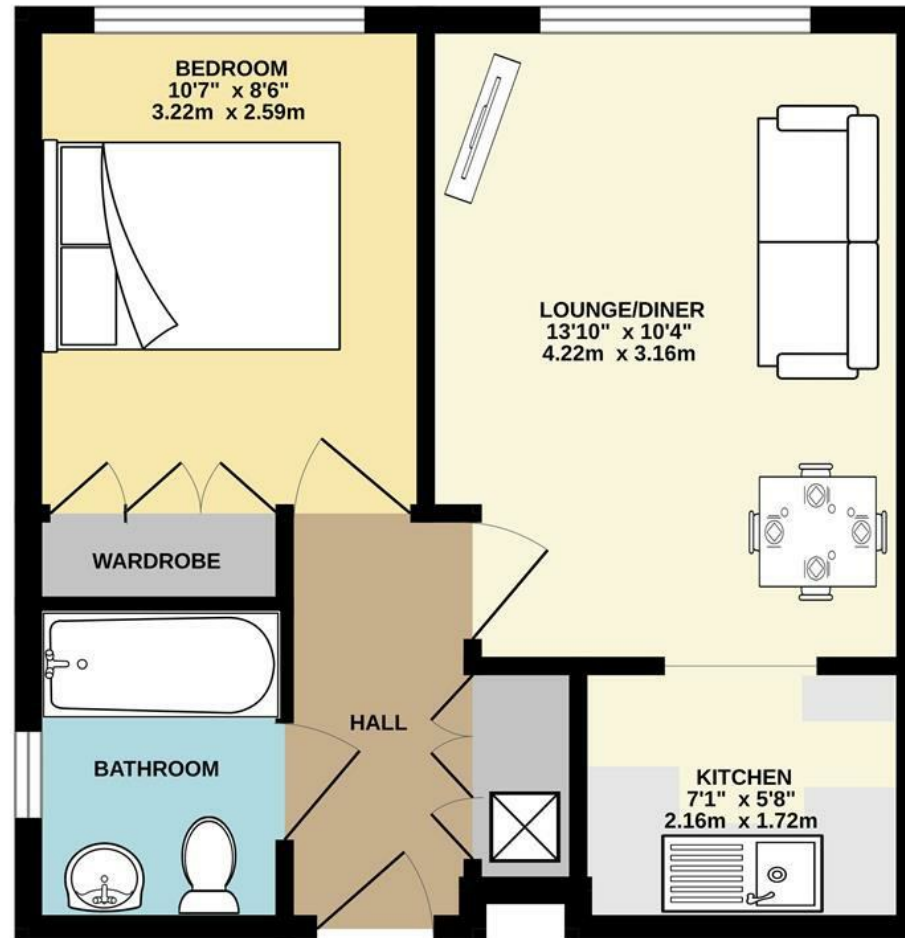
£90,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 366 sq.ft. (34.0 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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- Retirement Apartment in Nyetimber Village
- Exclusive to 55 Years of Age and Above
- Lounge/Diner
- Double Bedroom with built-in Wardrobe
- Modern Kitchen and Bathroom
- uPVC Double Glazing and electric Heating
- No Forward Chain
- Communal Gardens and Resident's Parking
- Resident's Lounge and Laundry Facilities
- Village Location with Good Bus Links

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 24th June 1982 - 83 Years Remaining

**Annual Service Charge**

£1908 per year

**Annual Ground Rent**

£70 per year



# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

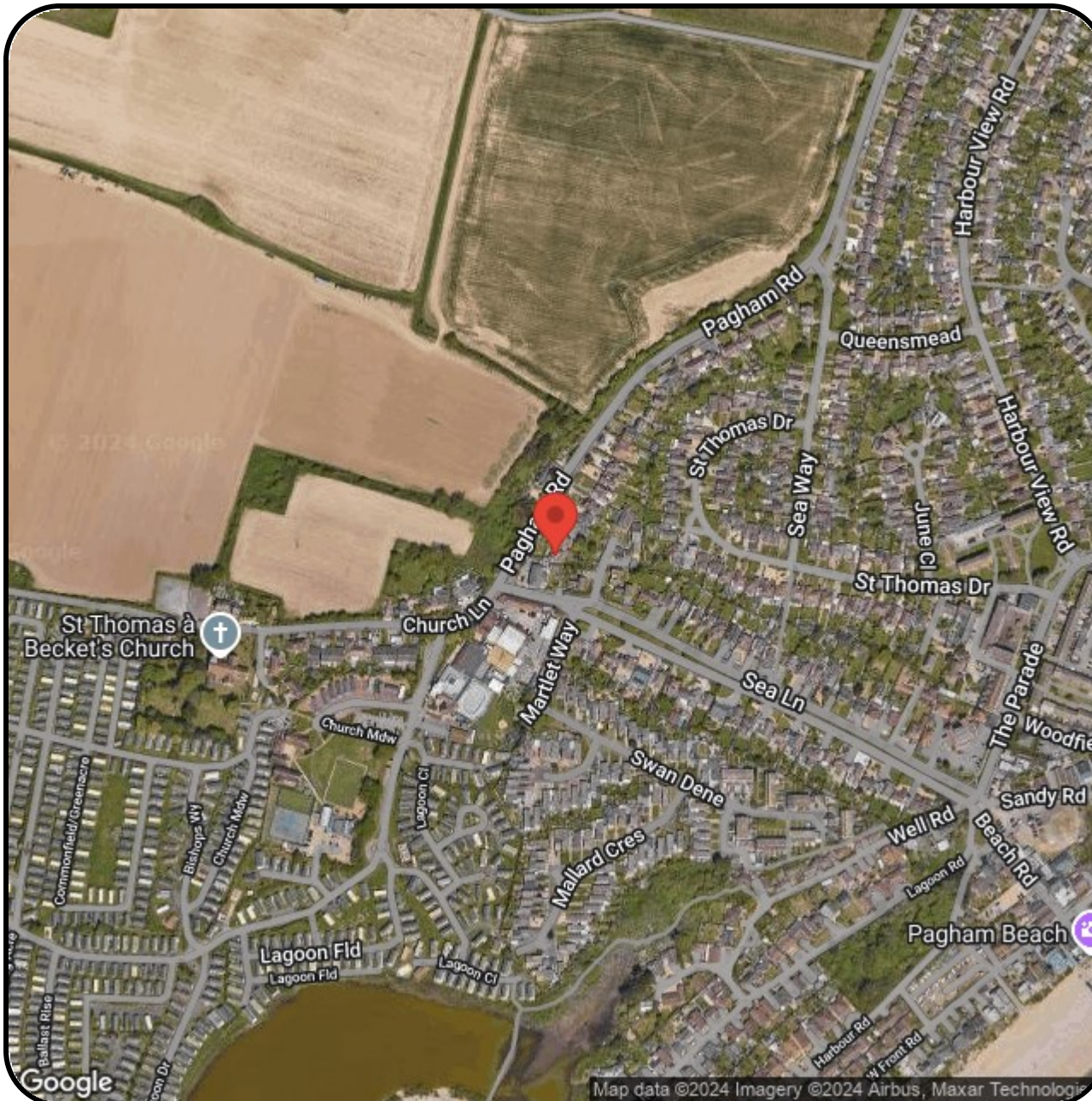
West Sussex

PO21 2NW

01243 869991

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

<http://www.farnrells.com>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>52</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 A