20a The Parade, Parade, Bognor Regis, West Sussex, PO21 4TW £170,000

Leasehold









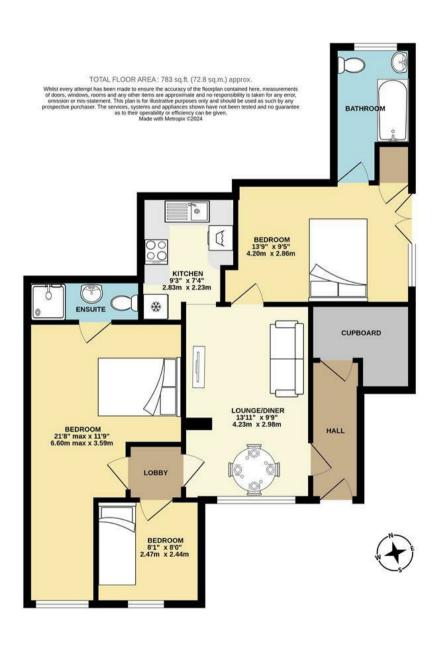








## GROUND FLOOR 783 sq.ft. (72.8 sq.m.) approx.



- Ground Floor Purpose Built Apartment
- Lounge/Diner
- Modern Kitchen
- 3 Bedrooms (2 Doubles, 1 Single)
- 2 Ensuites (1 Bathroom, 1 Shower Room)
- uPVC Double Glazing and Gas Central Heating
- Own Private Entrance
- Remainder of 199 Year Lease
- Conveniently Situated adjacent to Local Shops and Bus Routes and within 400 Yards of the Seafront
- Ideal First Home, Rental Investment or Holday Let

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:

Lease - 199 Year Lease from 29th September 2008

Service Charge - £611.49 per annum 1st April 2024 to the 31st March 2025

Ground Rent - £250.00 per annum

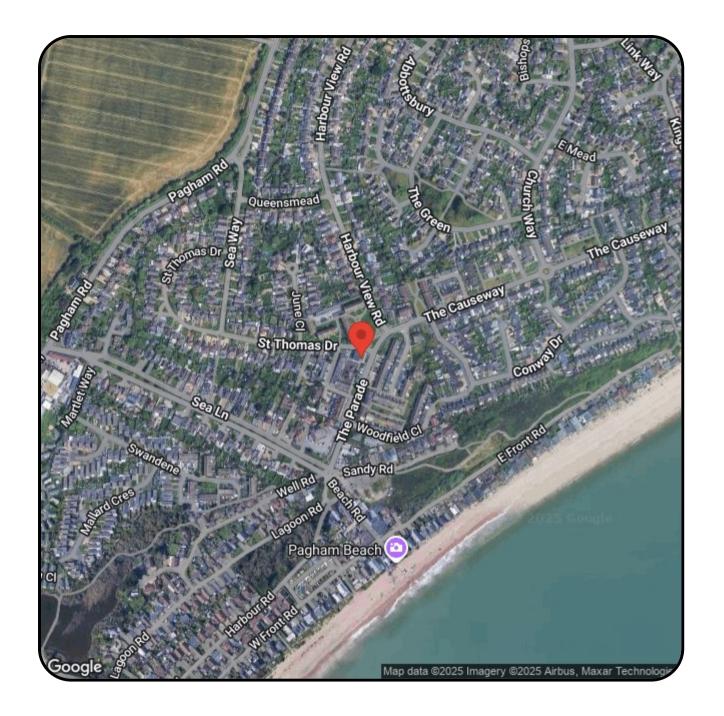
Bulding Insurance - £755.29 per annum 1st January 2024 to 31st December 2024

LOCAL AUTHORITY
Arun District Council, Arun Civic Centre,
Maltravers Road, Littlehampton,
West Sussex, BN17 5LF
Tel: 01903 737500



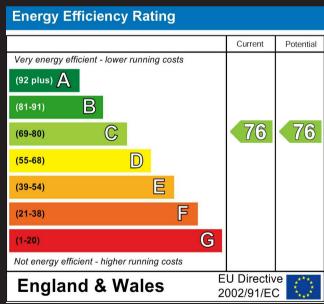








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**Council Tax Band B**