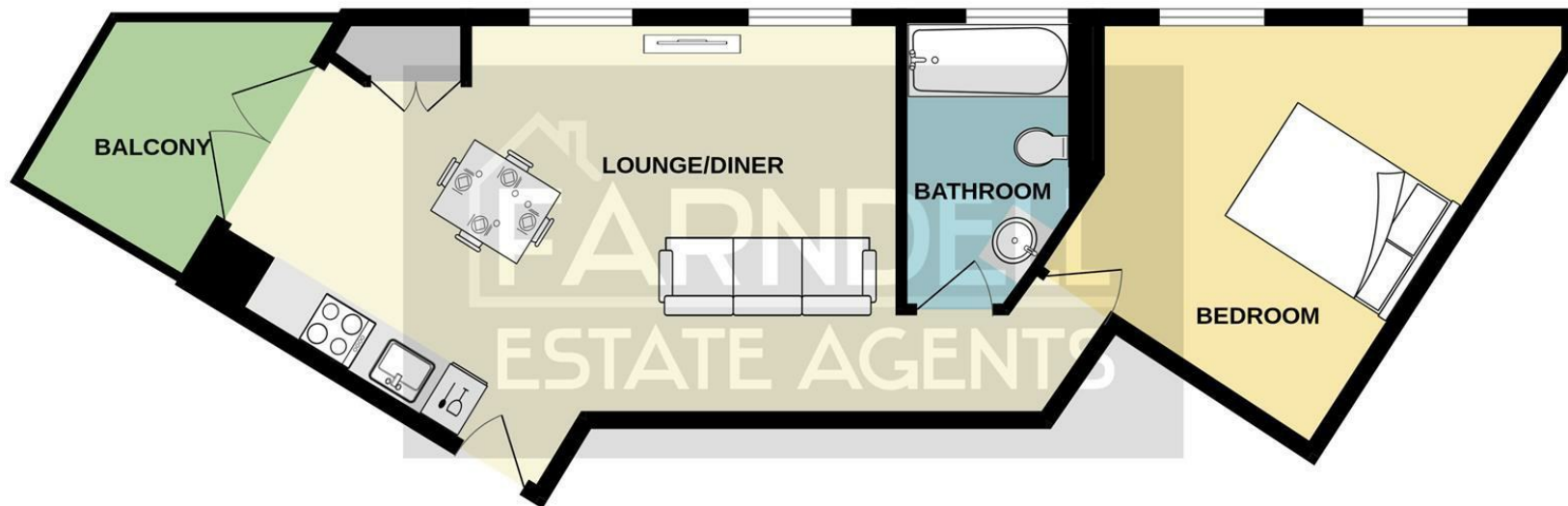


Apartment 1 West Lodge, The Esplanade, Bognor Regis, West Sussex, PO21 1GF  
£180,000  
Leasehold

**FARNDLL**  
ESTATE AGENTS



FIRST FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.3 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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- Purpose Built 1st Floor Apartment built in 2021
- Large Open-Plan Lounge, Diner, and Luxury Kitchen with appliances
- Double Bedroom with Wardrobes
- Small Balcony with views over Steyne Gardens and to the Sea
- Luxury Bathroom
- Underfloor Heating Throughout
- uPVC Double Glazed Sash Windows
- Exclusive Development situated on the Seafront
- Situated Within 50 Yards of the Seafront and The Landing Place Restaurant



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

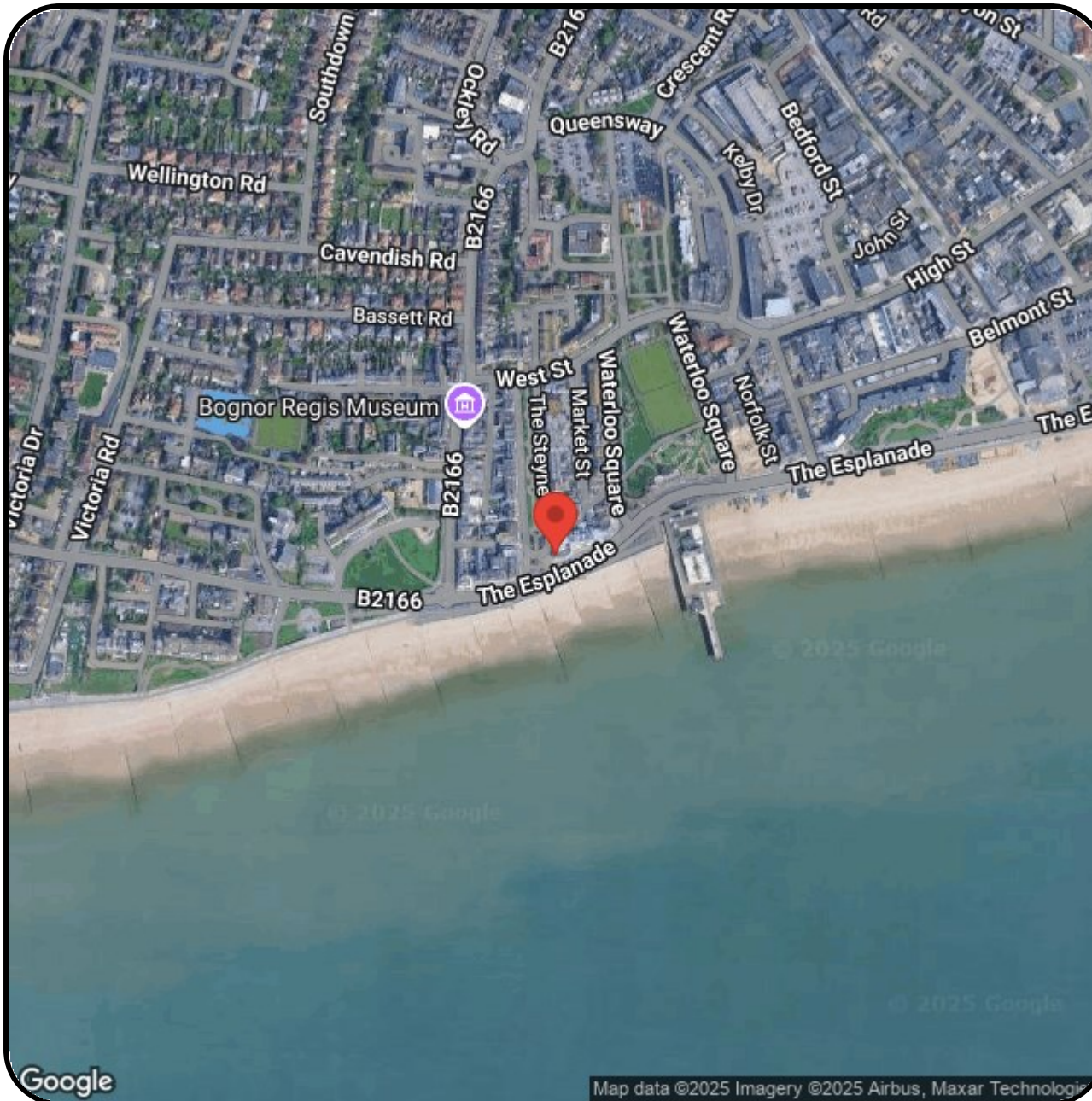
£1456.84 Per Year

#### Annual Ground Rent

£150 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>	79	79
(69-80) <b>C</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		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band B