

7 Wilton House, 37 West Street, Bognor Regis, West Sussex, PO21 1FS

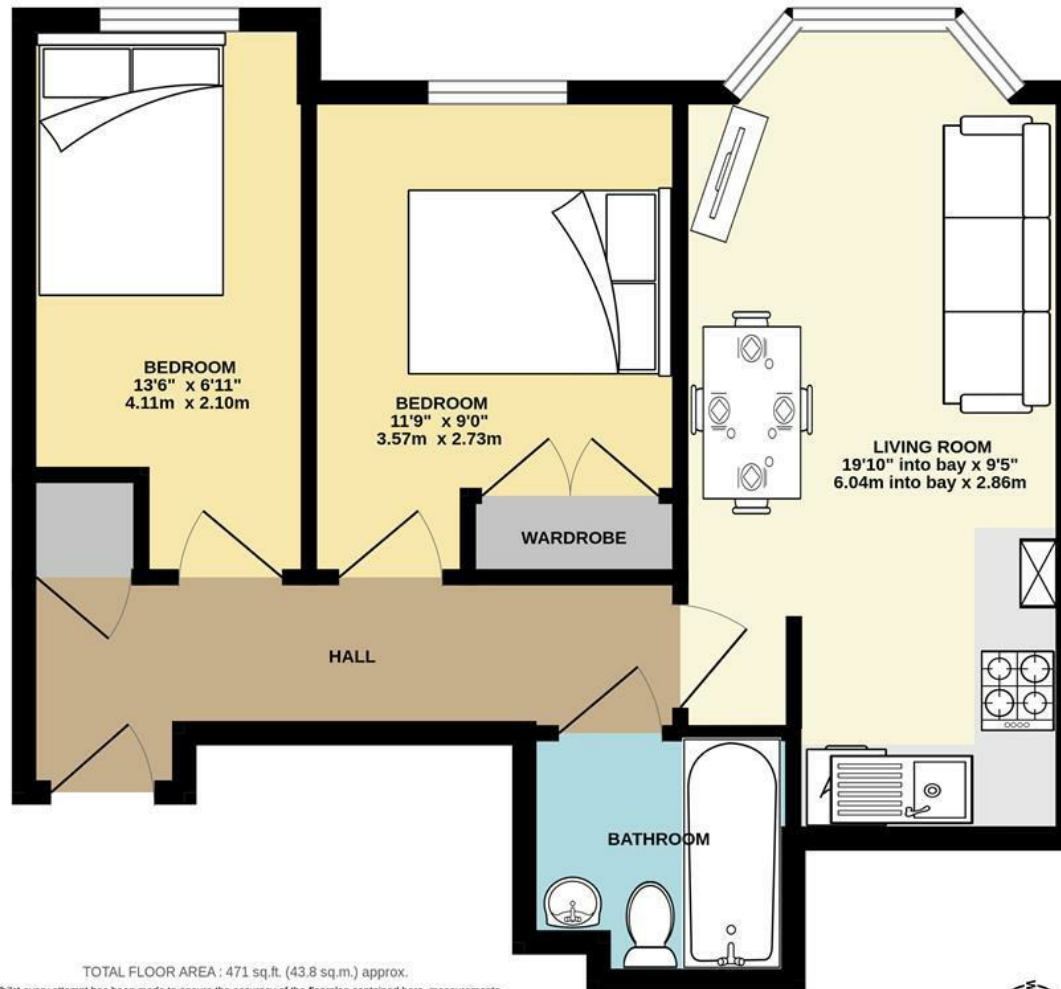
£155,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 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
- Open-Plan Living Room and Kitchen
- 2 Bedrooms
- Modern Bathroom
- Double Glazed Sash Windows and Gas Central Heating
- Lift and Stairs to All Floors
- Currently Let Out to long-standing Tenants
- 6.2% Gross Return Available
- Within 400 Yards of the Town Centre and Train Station, and 100 Yards of the Beach

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 November 2004 - 105 Years Remaining

**Annual Service Charge**

£1642 per Year

**Annual Ground Rent**

£100 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>	<b>83</b>	<b>83</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C