

14 Clarehaven Court Wessex Avenue, Bognor Regis, West Sussex, PO21 2QW
£240,000
Leasehold - Share of Freehold

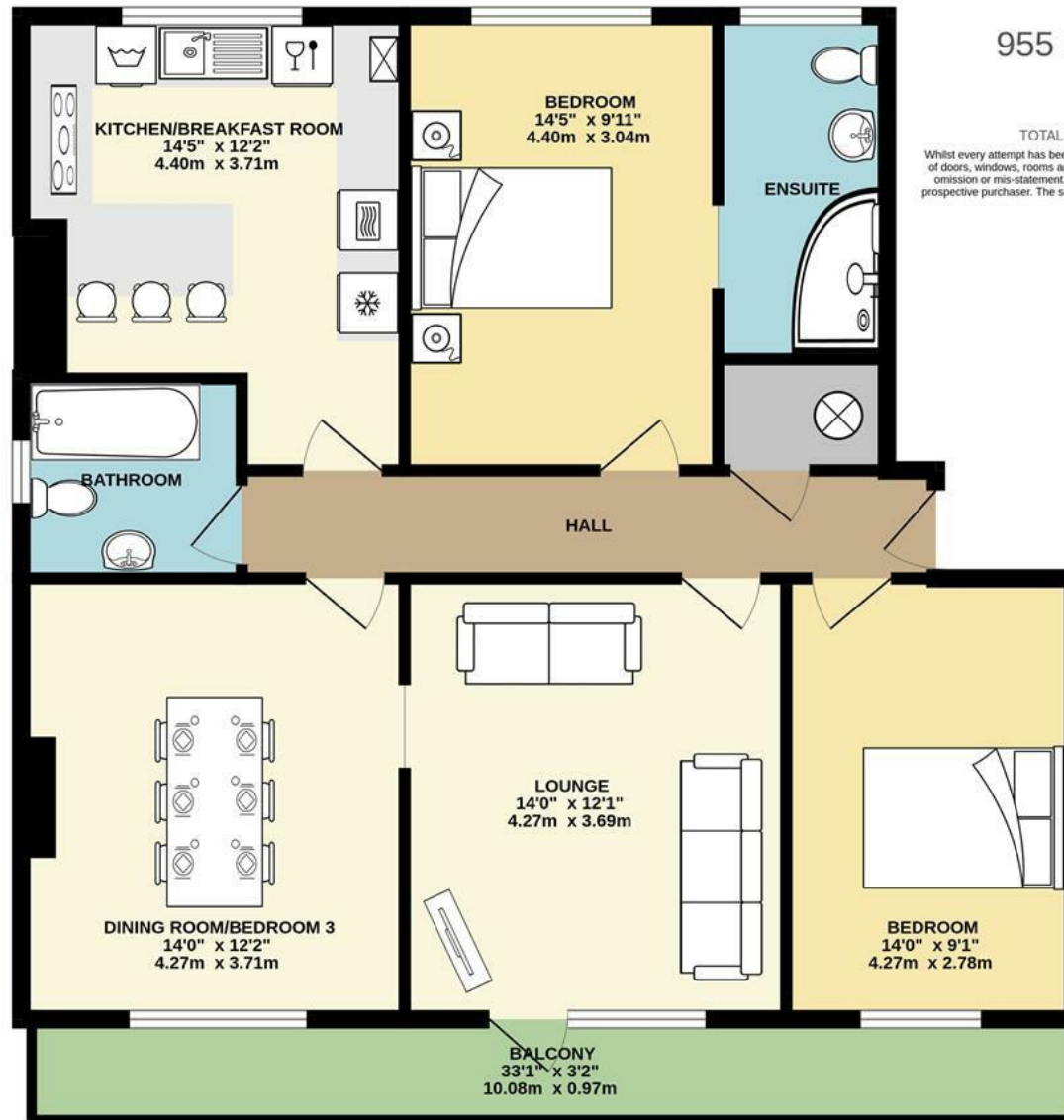
FARNDELL
ESTATE AGENTS



2ND FLOOR 955 sq.ft. (88.7 sq.m.) approx.

TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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- Spacious Top Floor Apartment
- Large Lounge with door to Balcony offering Sea Views
- 2 Double Bedrooms
- Separate Dining Room/Bedroom 3
- Modern Kitchen/Breakfast Room with Integrated Appliances
- Family Bathroom and Ensuite Shower Room
- uPVC Double Glazing and Gas Central Heating
- Garage in a Block adjacent to the building
- Resident's Roof Terrace with stunning Sea Views
- NO FORWARD CHAIN

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

999 Years from 29th September 1987 - 962 Years Remaining

Annual Service Charge

£4544.43 for 2025, due to external repairs. The seller will pay the full year's service charge.

Annual Ground Rent

Nil





FARNDSELL

ESTATE AGENTS

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Bognor Regis

West Sussex


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<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(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