

Flat 12 The Maples, Victoria Drive, Bognor Regis, West Sussex, PO21 2TQ  
£125,000  
Leasehold

**FARNDSELL**  
ESTATE AGENTS

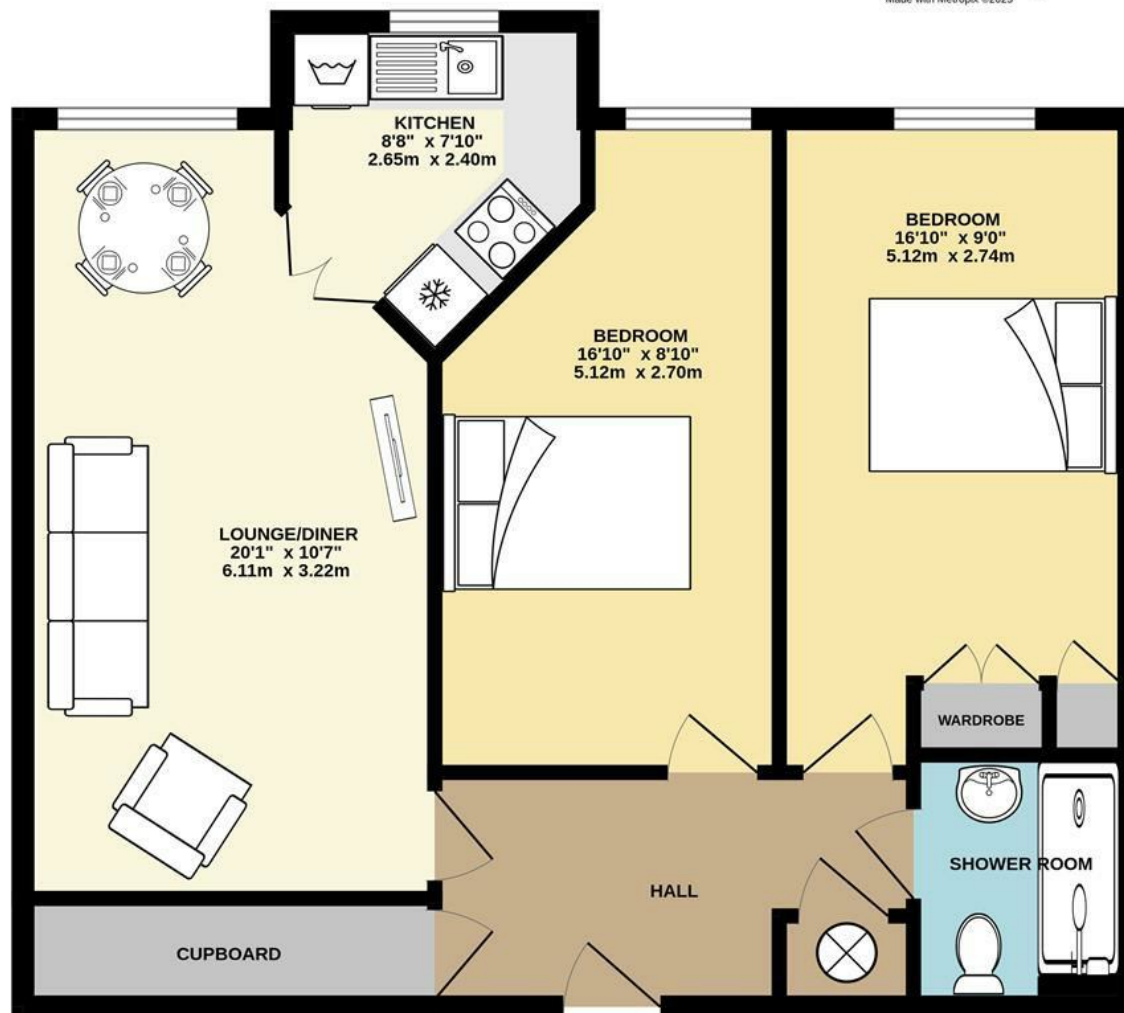


1ST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 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.  
Made with Metropix ©2025





- 1st Floor Apartment exclusive to those aged 50 Years and Above
- Large Lounge/Diner
- Modern Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- uPVC Double Glazing and Electric Heating
- Offered with NO FORWARD CHAIN
- Well-Presented Communal Gardens, Residents' Parking and Lounge
- Lift and Stairs to All Floors
- Secluded Position

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 September 1991 - 91 Years Remaining

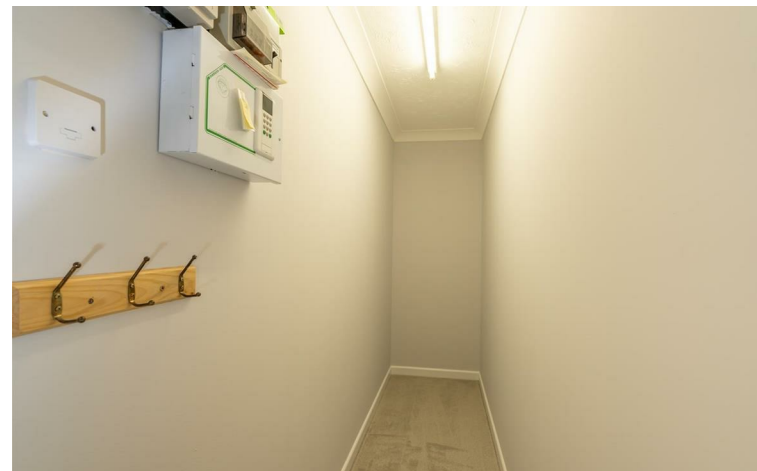
**Annual Service Charge**

£3379 per Year, including the Buildings Insurance and Water

**Annual Ground Rent**

£96 per Year

Please Note that the development is exclusive to those aged 50 Years and Above.





79 Aldwick Road

Bognor Regis

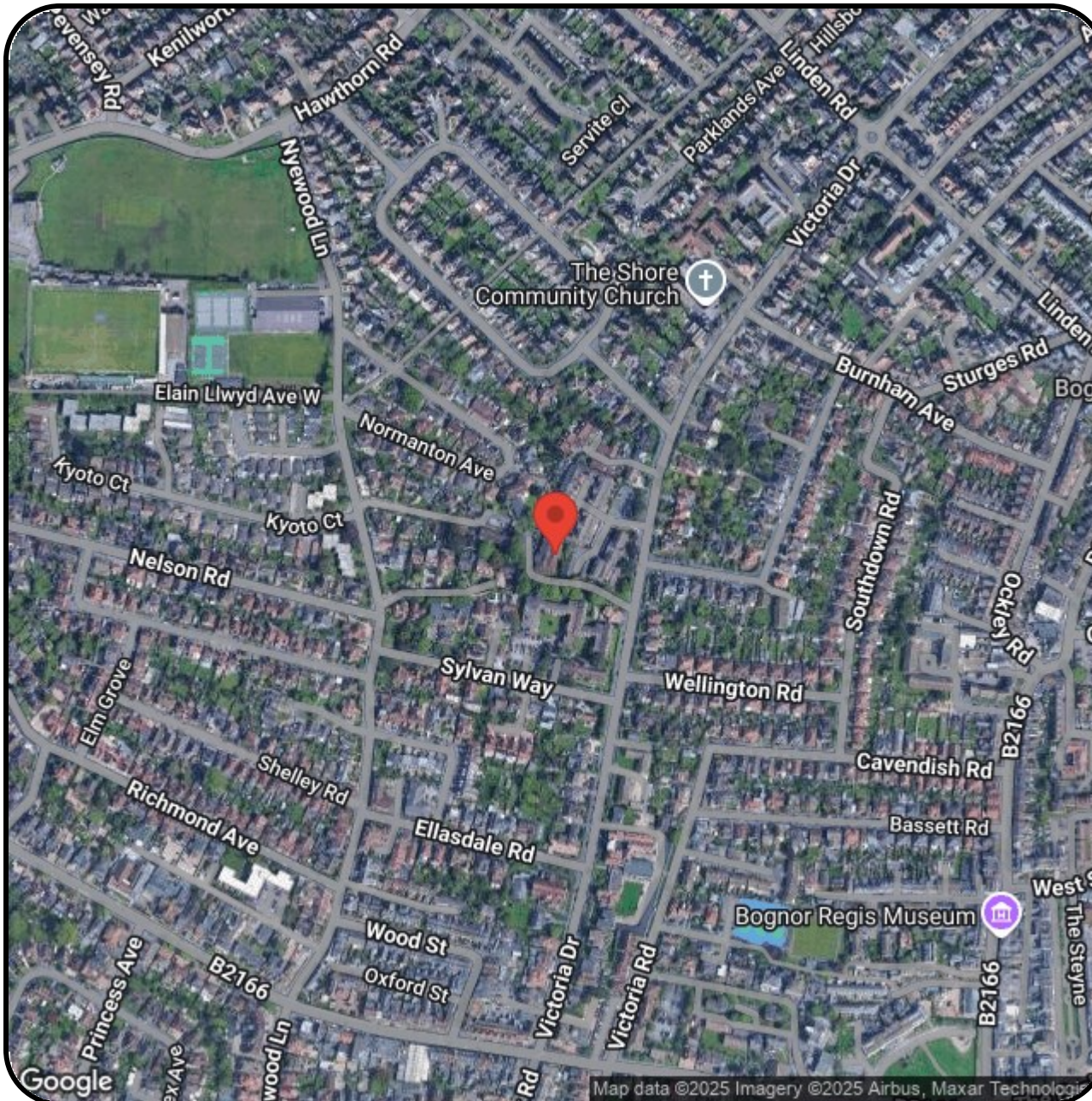
West Sussex

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>84</b>	<b>84</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