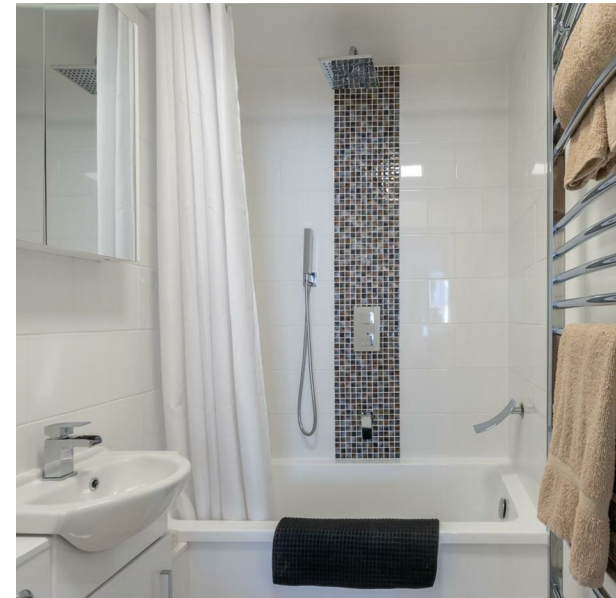


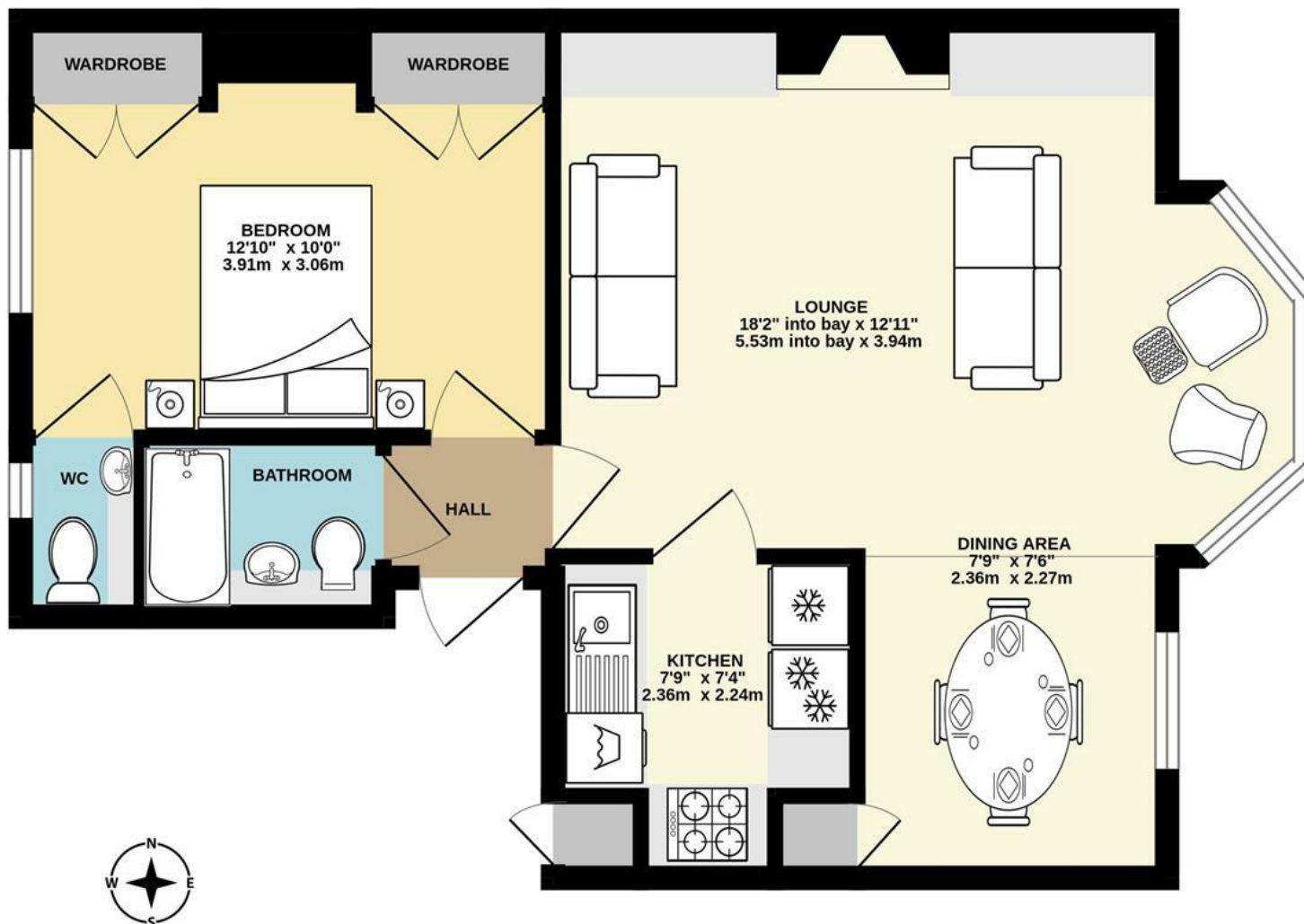
Flat 3 Esmonde House, The Steyne, Bognor Regis, West Sussex, PO21 1TX
£180,000
Leasehold - Share of Freehold

FARNDELL
ESTATE AGENTS



2ND FLOOR

500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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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- Stunning Top Floor Apartment that has been full updated by the current owners
- Character Stucco-Fronted Georgian Building
- Light and Airy Lounge with feature Bay Window and Dining area
- Double Bedroom with built-in Wardrobes and Ensuite WC
- Modern Kitchen and Bathroom
- Offered for sale with NO FORWARD CHAIN
- Remainder of a 999-year Lease with Share of the Freehold
- Underfloor Heating
- Character Interior Decor and features Throughout

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 25th December 1973 - 947 Years Remaining

Annual Service Charge

1/3rd of any costs

Annual Ground Rent

Nil

Annual Buildings Insurance

April 2024 to March 2025 - £275.00
(1/3rd Share of £825.00)





FARNDSELL

ESTATE AGENTS

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Bognor Regis

West Sussex


PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 B