

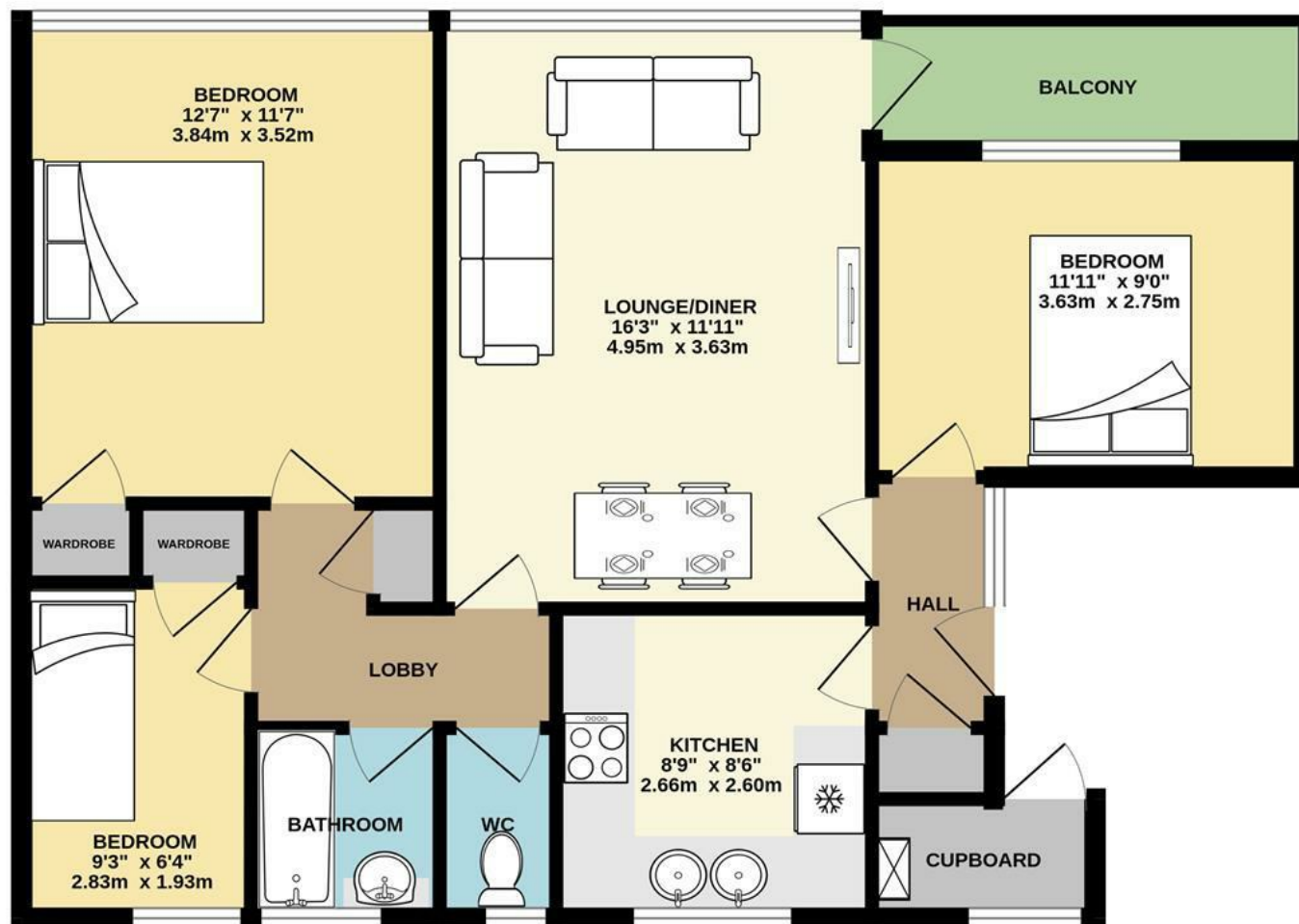
Flat 4 Herons Court, Wroxham Way, Felpham, Bognor Regis, West Sussex,  
PO22 8HA  
£225,000 Leasehold - Share of Freehold

**FARNDSELL**  
ESTATE AGENTS





1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 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 First Floor Apartment
- Sitting/Dining Room With Access Balcony
- Fitted Kitchen
- Three Bedrooms
- Bathroom With Separate WC
- Double Glazing And Gas Fired Central Heating
- Well Tended Communal Gardens
- Remainder of 1000 Year Lease
- No Onward Chain
- Convenient Location

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**  
1000 years from 5th May 1960 - 935 Years Remaining

**Annual Service Charge**  
£1920 per Year - This figure includes the Ground Rent and Buildings Insurance

**Annual Ground Rent**  
£15 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>		
(69-80) <b>C</b>	<b>68</b>	<b>72</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 B