

Ground Floor Flat, 119 Aldwick Road, Bognor Regis, West Sussex, PO21 2NY  
£200,000  
Leasehold - Share of Freehold

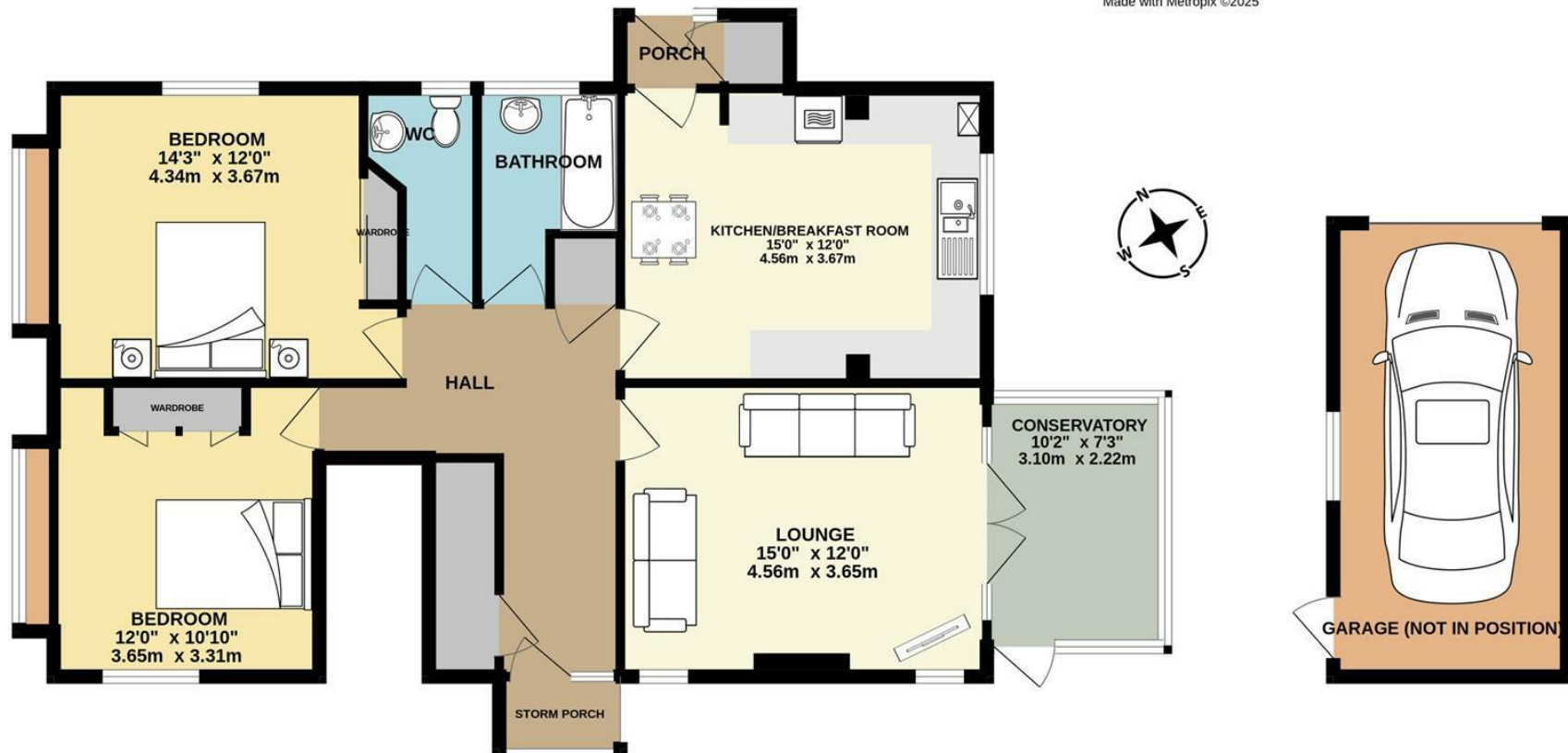
**FARNDSELL**  
ESTATE AGENTS



# GROUND FLOOR 1001 sq.ft. (93.0 sq.m.) approx.

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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.  
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- Large Ground Floor Apartment
- South Aspect Lounge
- Kitchen/Breakfast Room
- Conservatory
- 2 Double Bedrooms
- Bathroom and Separate WC
- Private Rear Garden/Courtyard
- Driveway and Garage
- uPVC Double Glazing and Gas Central Heating
- 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**

Extended to 149 Years Remaining as part of the sale

**Annual Service Charge**

TBC

**Annual Ground Rent**

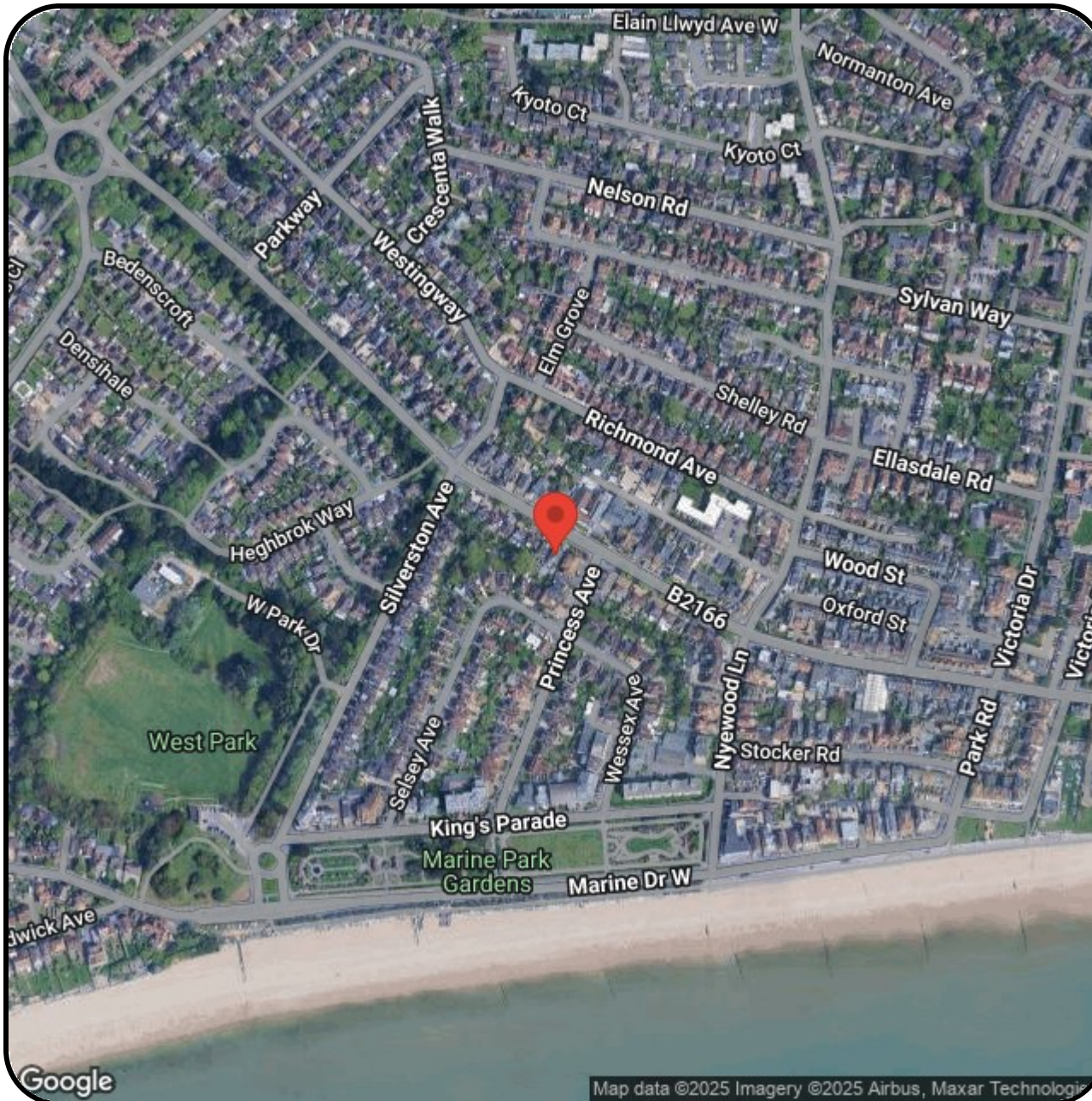
TBC

**Annual Buildings Insurance**

TBC







# 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>67</b>	<b>75</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