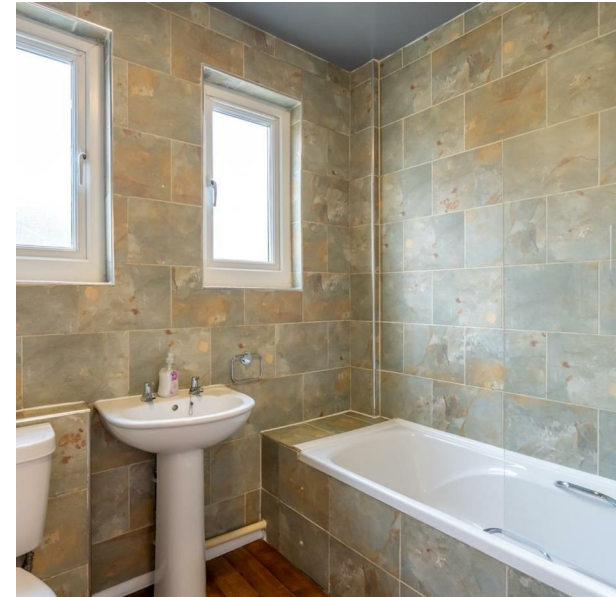
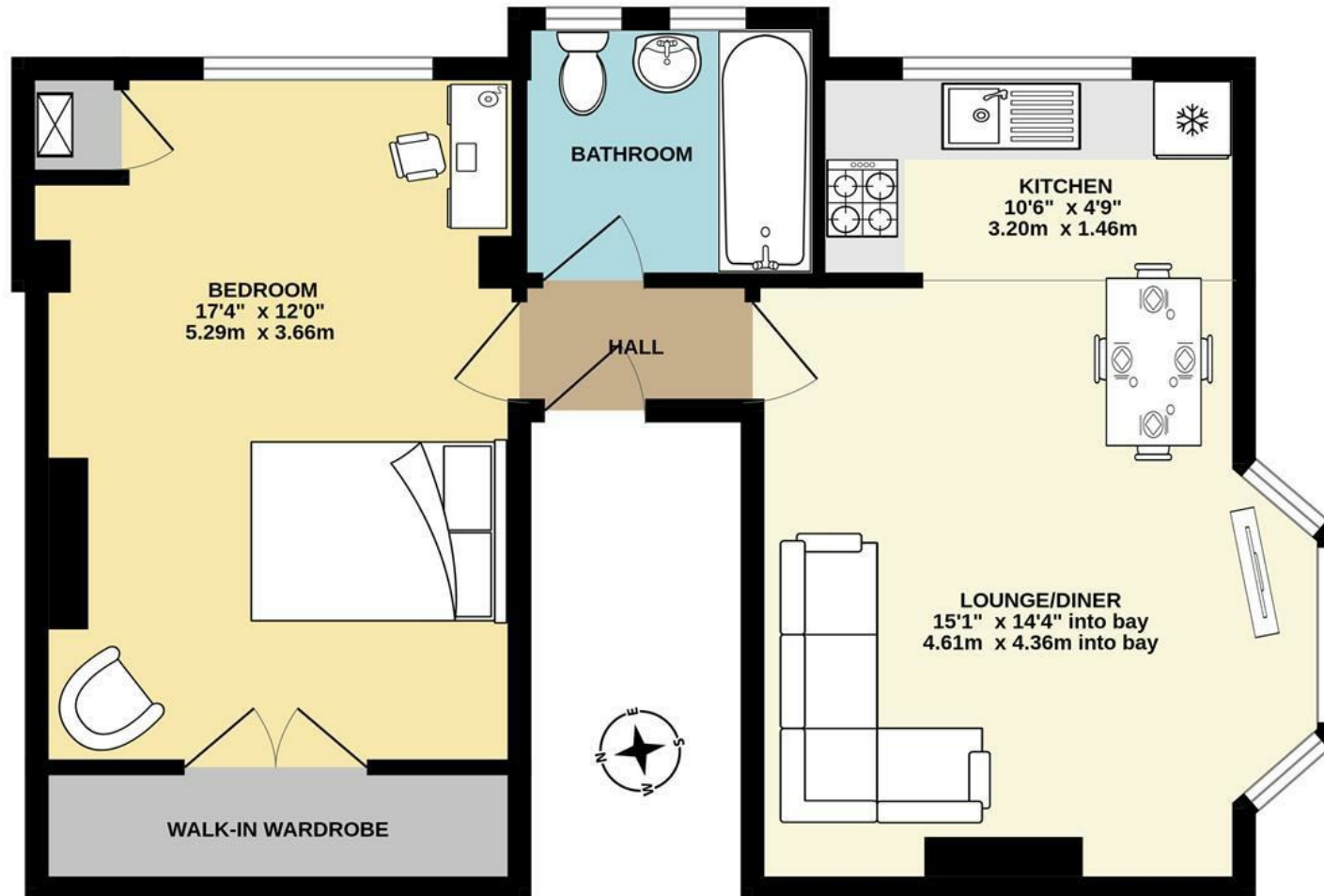


Flat 2 Tower House, Havelock Close, Felpham, Bognor Regis, West Sussex,  
PO22 7AX  
£160,000 - Leasehold - Share of Freehold

**FARNDSELL**  
ESTATE AGENTS



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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.

Made with Metropix ©2025

- Beautiful 1st Floor Apartment
- Open-Plan Lounge/Diner and Kitchen
- Large Double Bedroom with Walk-In Wardrobe
- Modern Bathroom
- uPVC Double Glazing and Gas Central Heating
- Resident's Parking to the Rear of the Property
- Cul-de-Sac Location within a short walk on Felpham Village Centre and the Seafront
- Offered for sale with NO FORWARD CHAIN
- Leasehold with Share of Freehold
- 112 Years Remaining on Lease

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 January 2013 - 112 Years Remaining

Annual Service Charge  
£1320 per Year

Annual Ground Rent  
Nil





# 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>                            | 72                                                                                                            | 76        |
| (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 A