

Tower Flat Hotham Park House, High Street, Bognor Regis, West Sussex, PO21 1HW
£350,000
Leasehold

FARNDLL
ESTATE AGENTS



1ST FLOOR
1596 sq.ft. (148.3 sq.m.) approx.



- 1st Floor Apartment in one of Bognor Regis's most Iconic Buildings
- Spacious Sitting Room/Dining Room with Large South-Facing Bow Window
- Modern Kitchen/Breakfast Room
- Two Double Bedrooms with Modern Fitted Ensuites
- Utility Cloakroom
- Feature Sash Windows with Integral Shutters
- High Ceilings Throughout
- Large Private Garden within the House Grounds
- Garage
- Exclusive Location within Hotham Park and close to the Beach and Town Centre

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 10th February 2006 - 106 Years Remaining

Annual Service Charge

20% Share of any Liability - c.£4,000 per year

Annual Ground Rent

£50 per year



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79 Aldwick Road

Bognor Regis

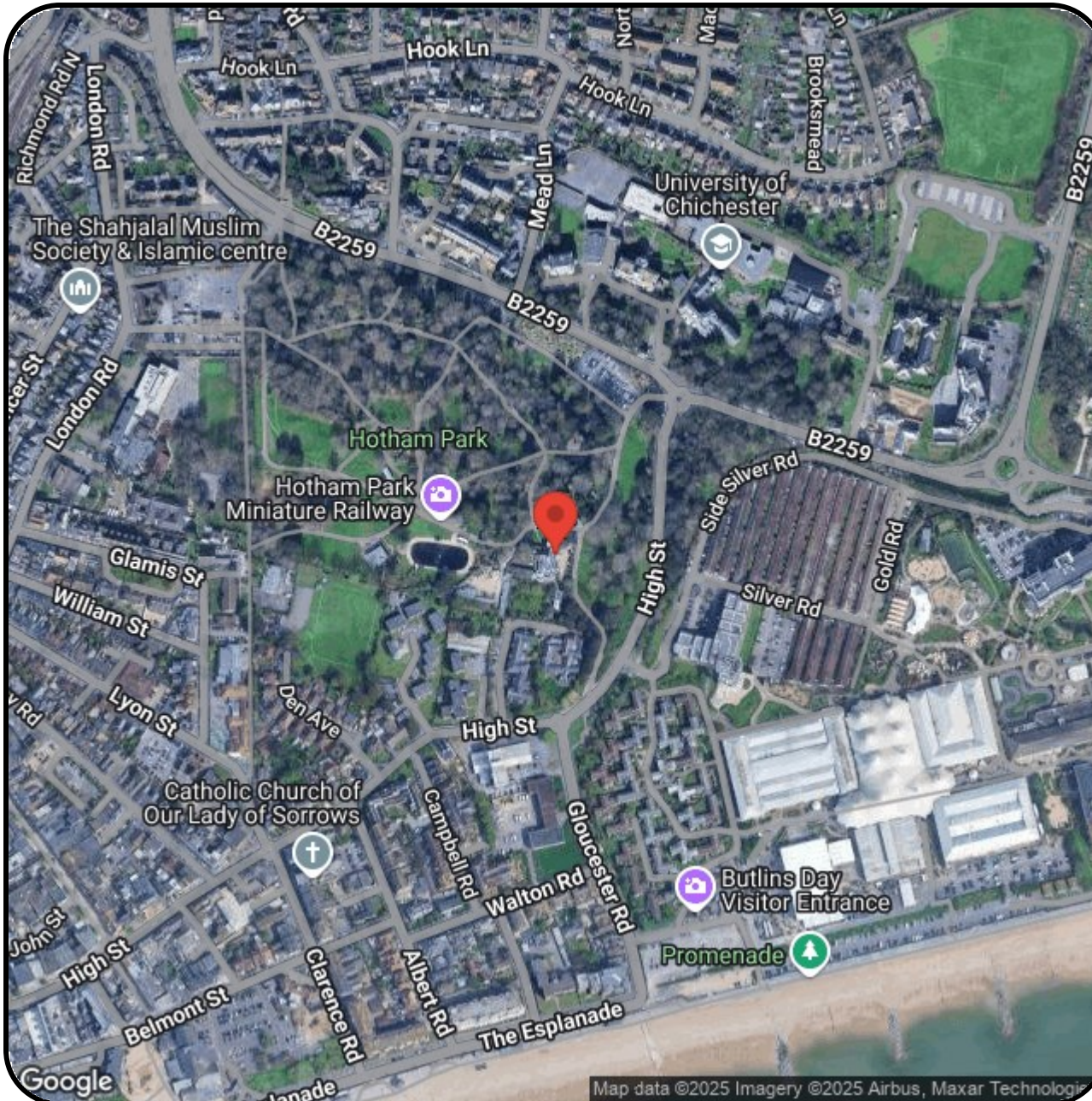
West Sussex

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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 E