



## Gilwynes, Bognor Regis

Asking Price  
**£150,000**  
Leasehold

- GF Retirement Flat
- Private Entrance
- Leasehold
- Council Tax Band - B
- Two Bedrooms
- Over 55's
- EPC Rating - TBC
- No Chain

Robert Luff & Co are delighted to offer this purpose built Ground Floor Retirement flat being sold with no chain. The property is for the over 55's and the accommodation in brief comprise of Private front door into entrance hall, living room, leading to kitchen, two bedrooms with fitted wardrobes and bathroom/w.c. There is non allocated residents parking and communal gardens. Viewing is advised

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**Robert  
Luff & Co**  
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## Accommodation

### Private Entrance

double glazed front door into entrance hall that has an airing cupboard and electric heater, telephone point, entryphone handset, walk in cupboard with electric meter and fuse box and storage

**Living Room 19'1" x 11'4" > 7'1" (5.82 x 3.47 > 2.177)**

double glazed window, electric heater, tv point, opening to

**Kitchen 8'7" x 7'5" (2.64 x 2.28)**

measurements are to include the fitted units and having a single bowl, single drainer sink unit with mixer tap, cupboards under and over the worktop surfaces, built in oven and hob, double glazed window, tiled floor, part tiled walls and plumbing and space for washing machine

**Bedroom One 13'5" x 8'10" (4.106 x 2.7)**

measurements to include the fitted bedroom furniture that includes wardrobe, bed side tables and dressing table, electric heater, double glazed window

**Bedroom Two 8'5" x 8'3" (2.59 x 2.54)**

measurements to include the fitted wardrobe and cupboard, double glazed window

### Bathroom/w.c

bath with shower and screen, low level w.c, wash hand basin, part tiled walls, obscured double glazed window, heated towel rail

### Outside

#### Communal Gardens

which surround the development

#### Non- Allocated Residents Parking

The are parking spaces for the residents, but they are not allocated

### Agents Note

Lease - 59 years remaining

Service Charge - Aprox £180 per month

Ground Rent - TBC

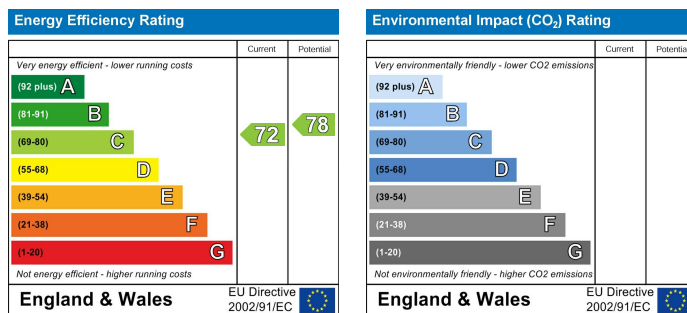
Ground Rent Review - TBC



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