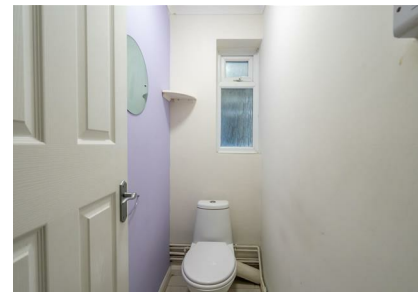
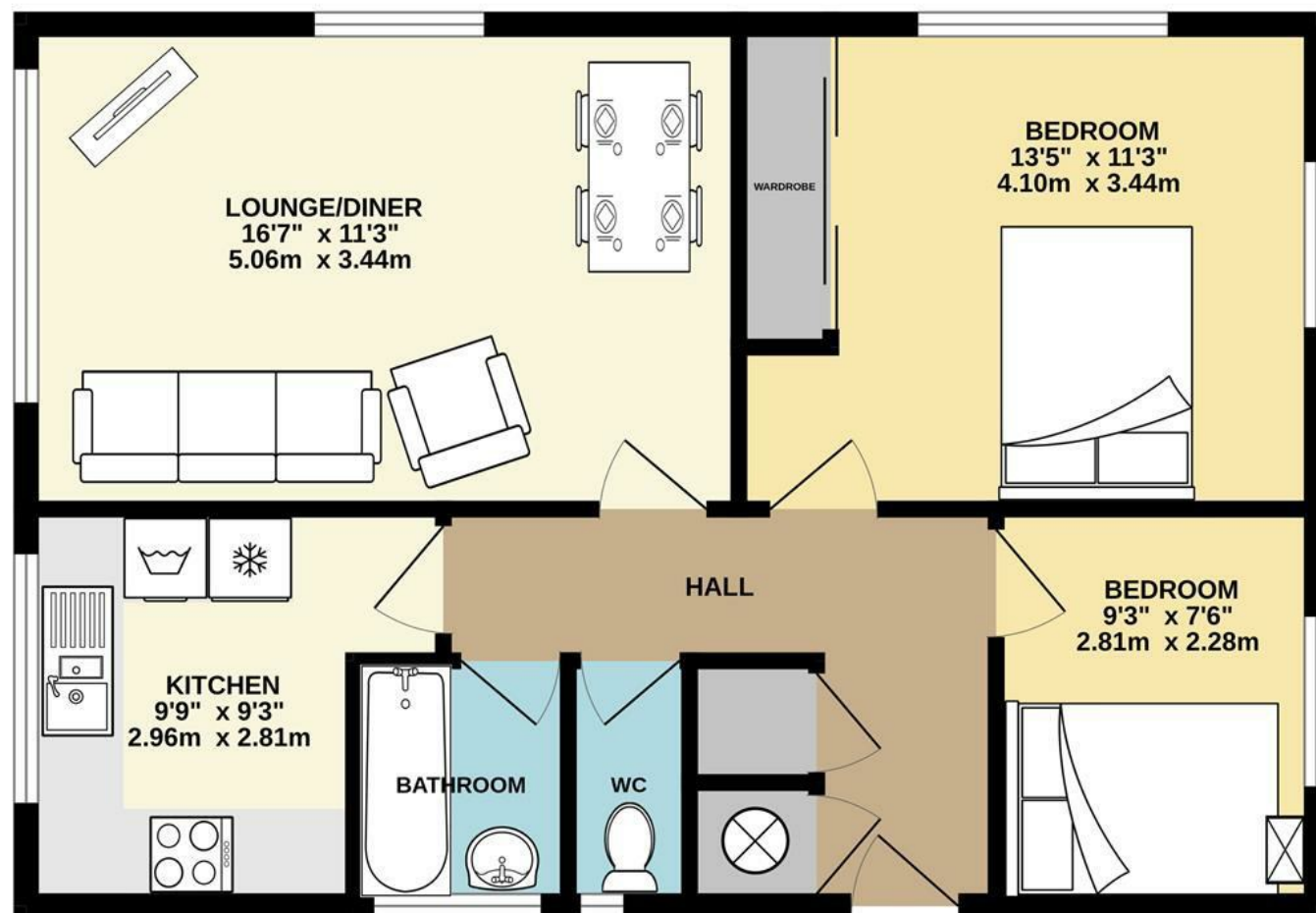


1 Cranford Gardens, Bognor Regis, West Sussex, PO21 2EL
£140,000
Leasehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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 ©2026



- Ground Floor Purpose-Built Flat
- Dual-Aspect Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Bathroom and separate WC
- uPVC Double Glazing and Gas Central Heating
- Communal Gardens and Residents' Parking
- Long Lease Remaining
- Offered with NO FORWARD CHAIN
- Conveniently Located within 800 Yards of the Town Centre, Railway Station and Local Shops

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

The current lease expires on 29th September 2155 - 129 years remaining

Annual Service Charge

£1700 per year including Buildings' Insurance

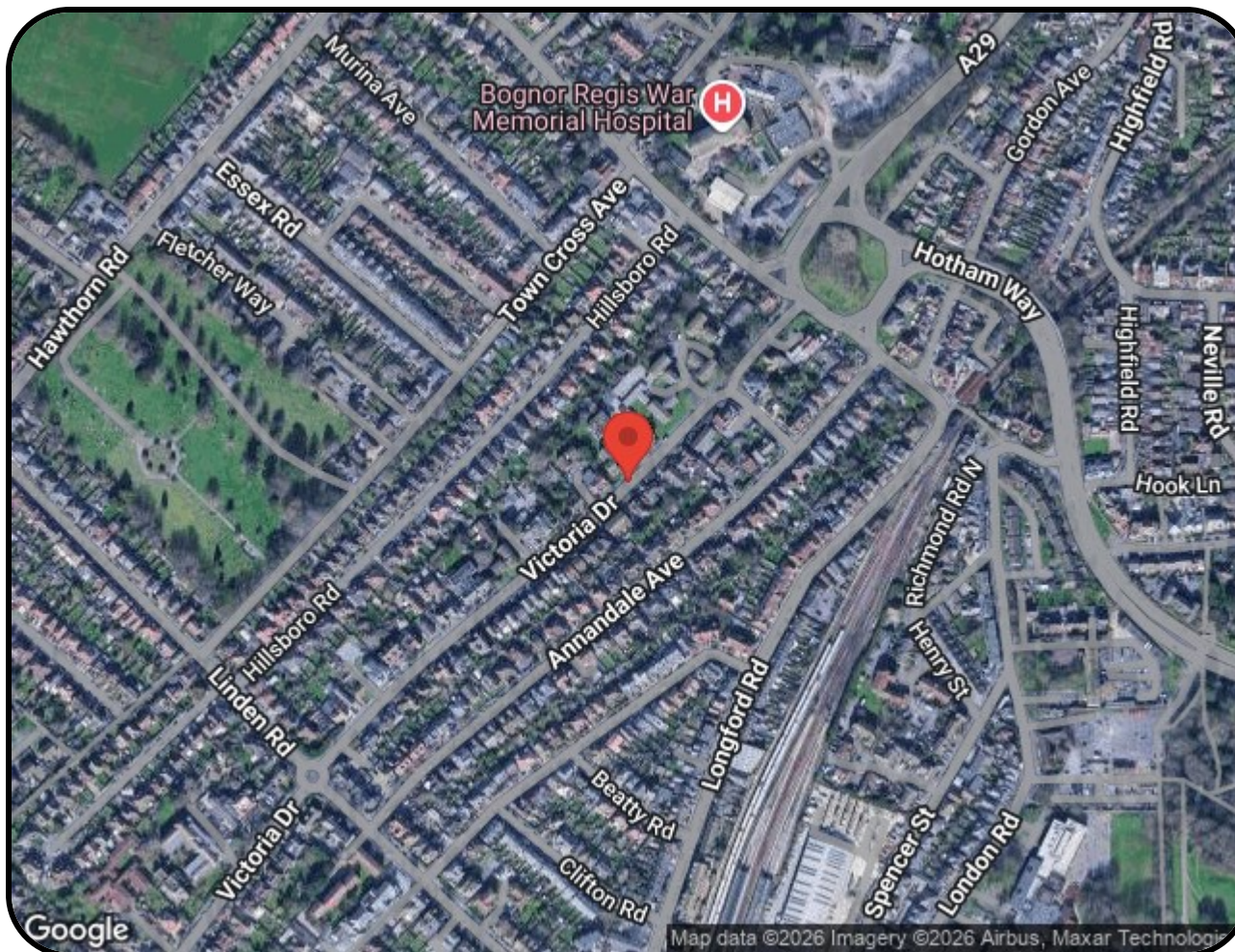
Annual Ground Rent

£100 per year

Please Note

There is currently a payment due for the repairs to the driveways and parking area and this payment will be settled by the seller.





PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

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ESTATE AGENTS

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Bognor Regis

West Sussex

PO21 2NW

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sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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 B