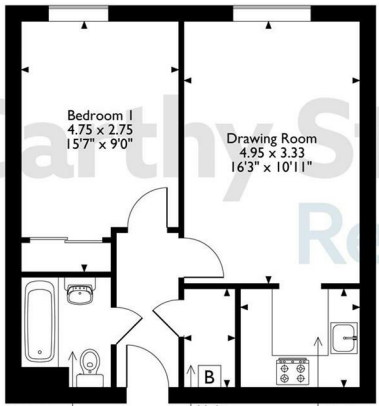
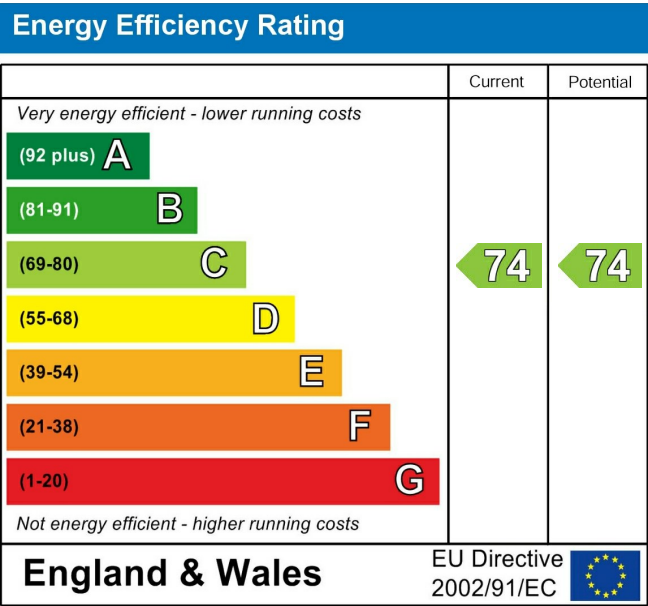


Pagham Court, Apartment 33, 262, Hawthorn Road,
Bognor Regis, West Sussex
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



33 Pagham Court

Hawthorn Road, Bognor Regis, PO21 2UP

1 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 Pagham Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price **£127,000**
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- WELL PRESENTED one bedded Retirement Apartment situated on the FIRST FLOOR
- House Manager on site during office hours
- 24 Hour Careline System for peace-of-mind
- Communal Lounge were social events take place
- Guest Suite for Family or Friends
- Landscaped Communal Gardens
- Lift to all floors
- Laundry Room & Mobility Scooter Store
- Close to local amenities
- Newly fitted boiler and fridge / freezer

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

Summary
Pagham Court was built in 2011, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens.

A camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartment has a modern fitted kitchen, built-in oven and fitted fridge/freezer, with a double bedroom with sliding door wardrobe, tiled bathroom and underfloor heating.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hallway
Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which houses the newly fitted boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.



Lounge/Dining Room
A lovely lounge boasting a feature electric fireplace which makes an attractive focal point in the room. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Part glazed door leads into the Kitchen.

Kitchen
Fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Under pelmet lighting. Also, a new built in fridge freezer

Bedroom
Double bedroom of good proportions with a built in double wardrobe with sliding mirrored doors, housing rails and shelving. Ceiling lights, TV and phone point.

Bathroom
Tiled and fitted with a modern suite comprising of a bath with shower over and grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and



exterior communal areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £3,213.93 for the financial year ending 31/03/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information
Lease: 125 years from 1st Jan 2011
Ground rent: £425 per annum
Ground rent review date: 1st Jan 2027

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

