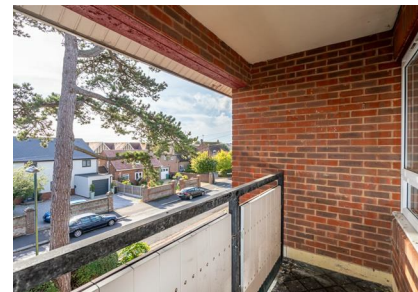


Flat 22, Danehurst Sylvan Way, Bognor Regis, West Sussex, PO21 2LR

£75,000

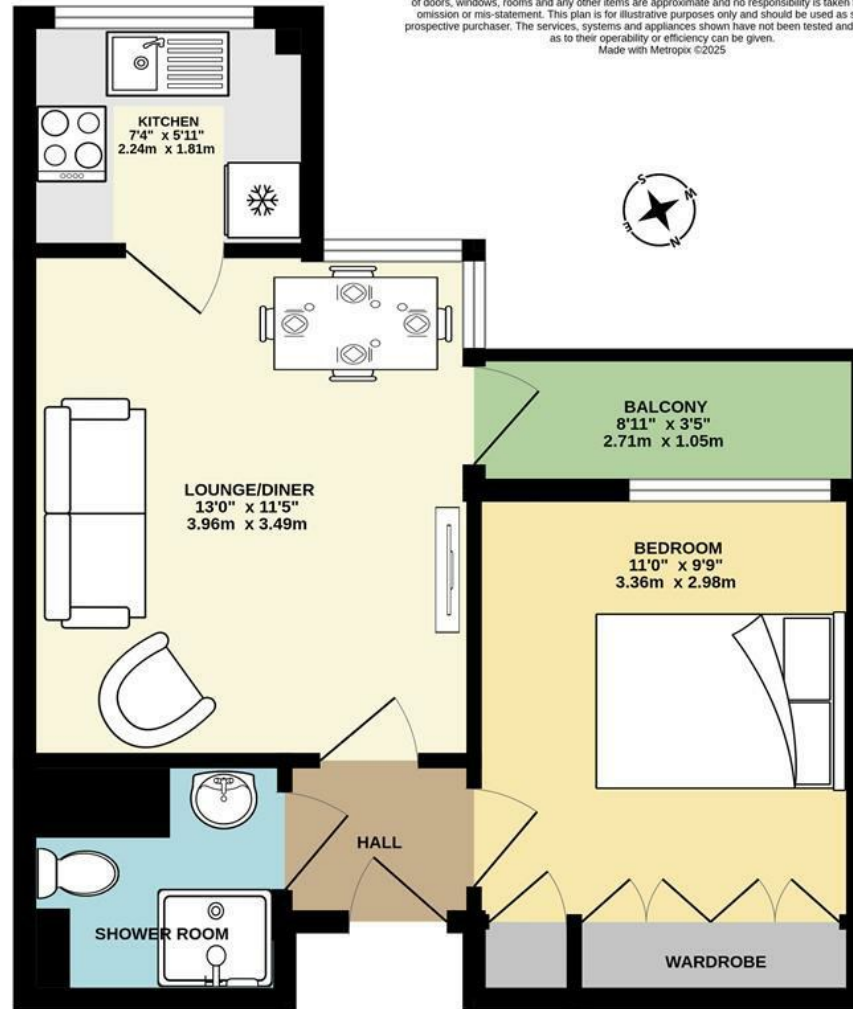
Leasehold



SECOND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA: 371 sq.ft. (34.4 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.  
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- Purpose Built Age Restricted (55 years) Apartment
- Dual Aspect Sitting Room
- Southerly Facing Balcony
- Fitted Kitchen
- Double Bedroom With Built In Wardrobe Cupboards
- Shower Room With WC
- Communal Laundry Room
- Offered With Vacant Possession
- New 99 Year Lease Issued Upon Purchase
- Lift And Stairs To All Floors

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:

LEASE - New 99 year lease will be issued upon purchase

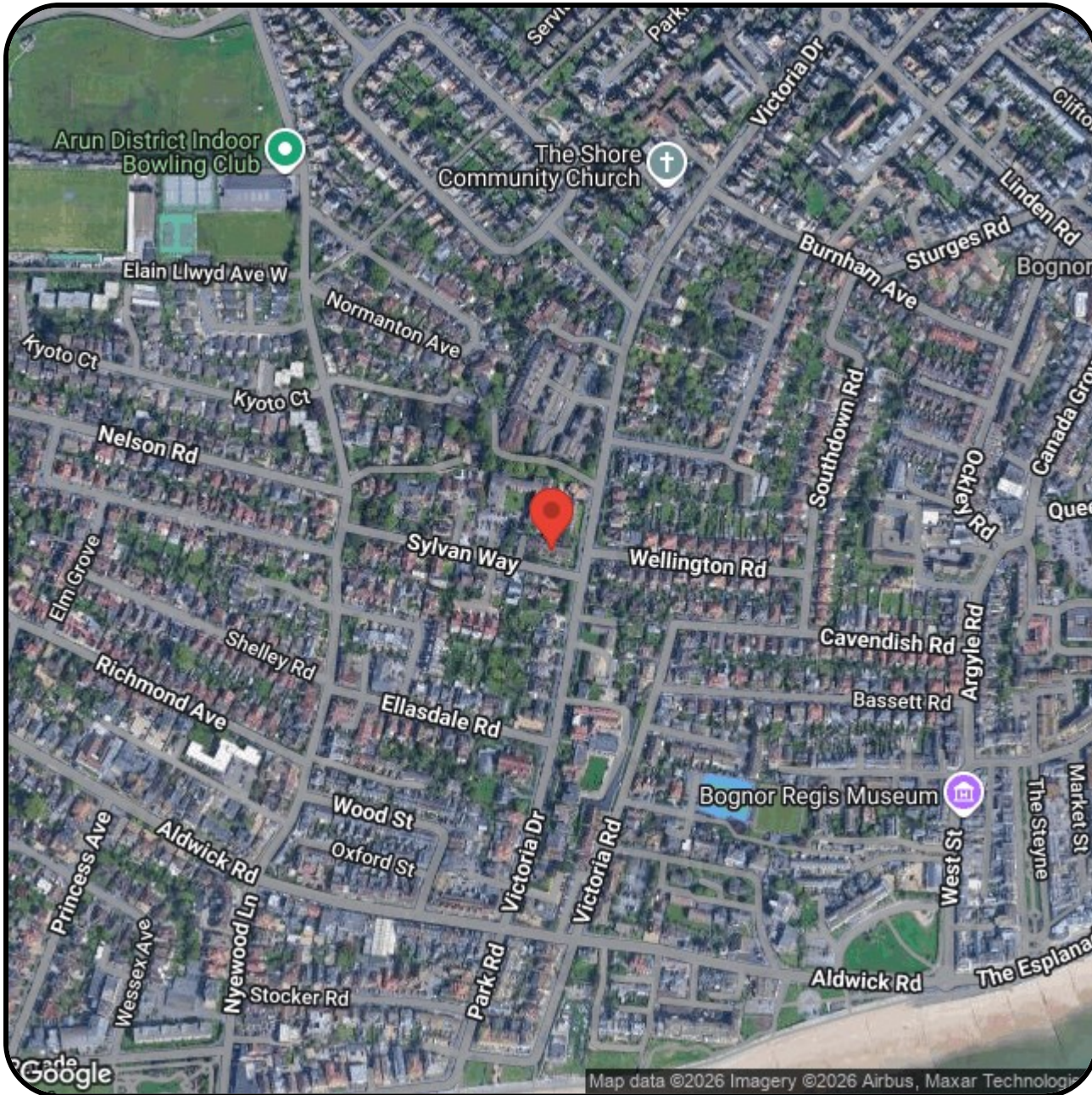
SERVICE CHARGE - c. £3,600 per year

GROUND RENT - Nil

COUNCIL TAX BAND A

LOCAL AUTHORITY  
 Arun District Council, Arun Civic Centre,  
 Maltravers Road, Littlehampton,  
 West Sussex, BN17 5LF  
 Tel: 01903 737500





# FARDELL ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

<http://www.fardells.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>	80	80
(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		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band A