

20A Crescent Road, Bognor Regis, West Sussex, PO21 1QG

£130,000

Leasehold

FARNDALL
ESTATE AGENTS



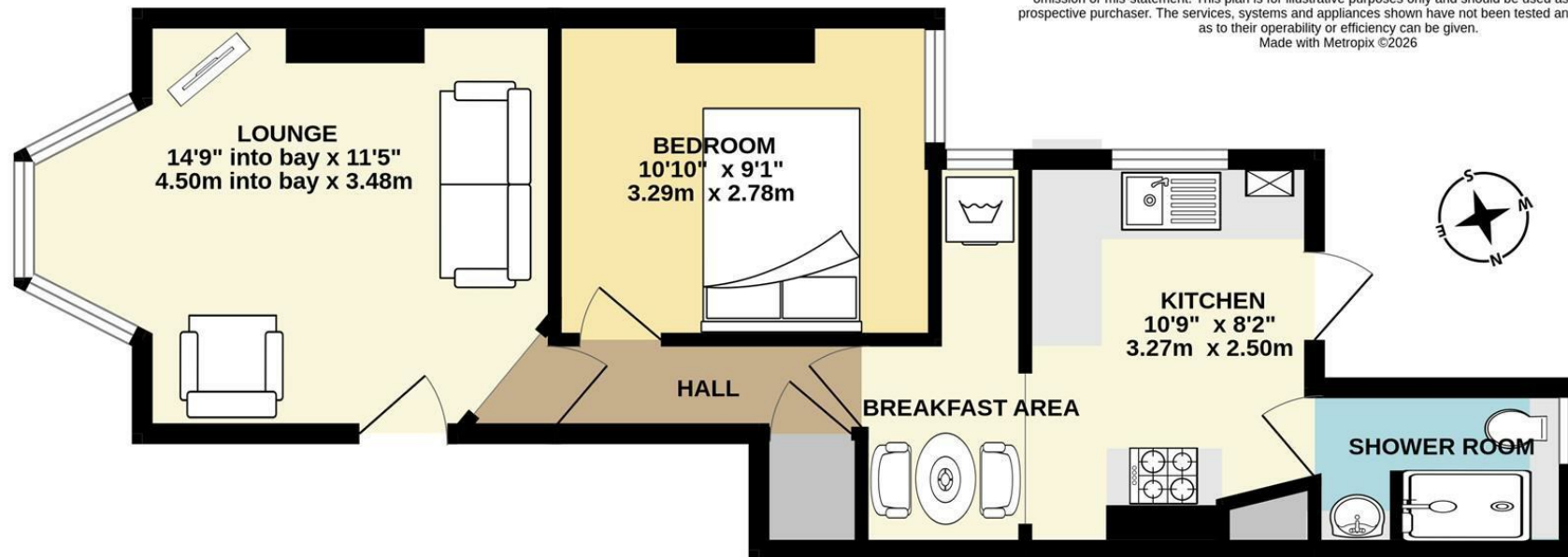
GROUND FLOOR

440 sq.ft. (40.9 sq.m.) approx.

TOTAL FLOOR AREA : 440 sq.ft. (40.9 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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- Ground Floor Garden Flat
- Lounge with Bay Window
- Double Bedroom
- Kitchen with Small Breakfast Area
- Modern Shower Room
- uPVC Double Glazing and Gas Central Heating
- Private Rear Garden with Shed
- Offered with NO FORWARD CHAIN
- Remainder of a 999 Year Lease
- Located Within 400 Yards of the Town Centre, Railway Station and Seafront

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

999 years from 24th June 1986 - 959 years remaining

Annual Service Charge

£0 currently being charged

Annual Ground Rent

TBC





FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

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	69	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 A