

Flat 27 Berkeley Court, The Esplanade, Bognor Regis, West Sussex, PO21 1LX

£260,000

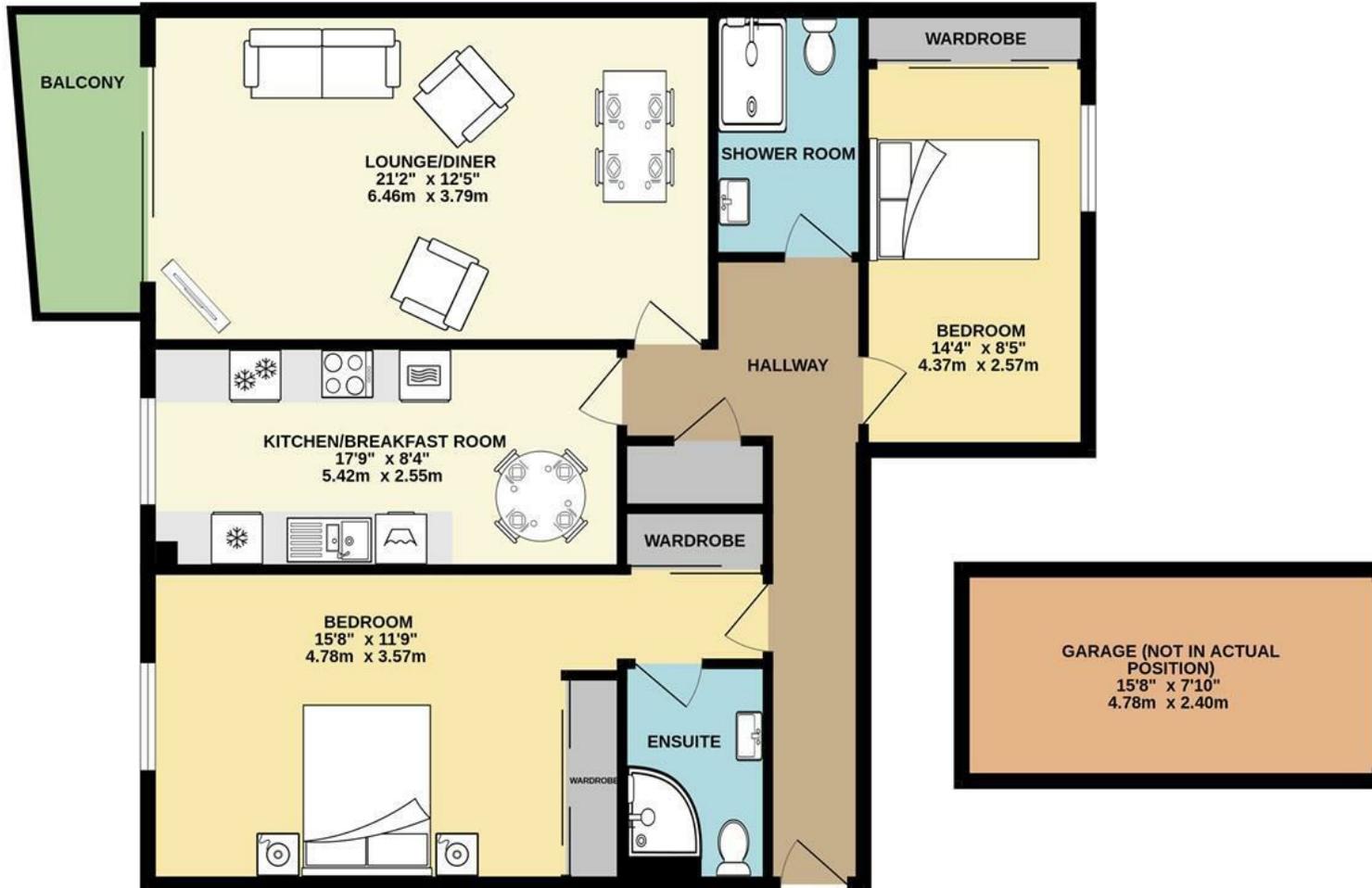
Leasehold - Share of Freehold

**FARNDSELL**  
ESTATE AGENTS



# 3RD FLOOR

1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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- 3rd Floor Purpose-Built Apartment with NO FORWARD CHAIN
- Popular Seafront Location with Views
- Large Lounge/Diner with Balcony
- Galley Kitchen/Breakfast Room
- 2 Double Bedrooms with Wardrobes
- Shower Room and Ensuite
- uPVC Double Glazing and Gas Central Heating
- Garage and Visitor's Parking
- Share of Freehold and Very Long Lease
- Lift Access 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:

**Length of Lease**

999 Years from 1st April 2015 - 989 Years Remaining

**Service Charge**

£1400 from 1st April 2025 to 30th September 2025 (6 months), including Buildings Insurance and Water

**Annual Ground Rent**

Nil





# FARNDSELL

## ESTATE AGENTS

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Bognor Regis

West Sussex

PO21 2NW

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<http://www.farndells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band E