

Flat 23 Sussex Village, Manor Way, Elmer, Bognor Regis, West Sussex, PO22 6LF  
£140,000  
Leasehold

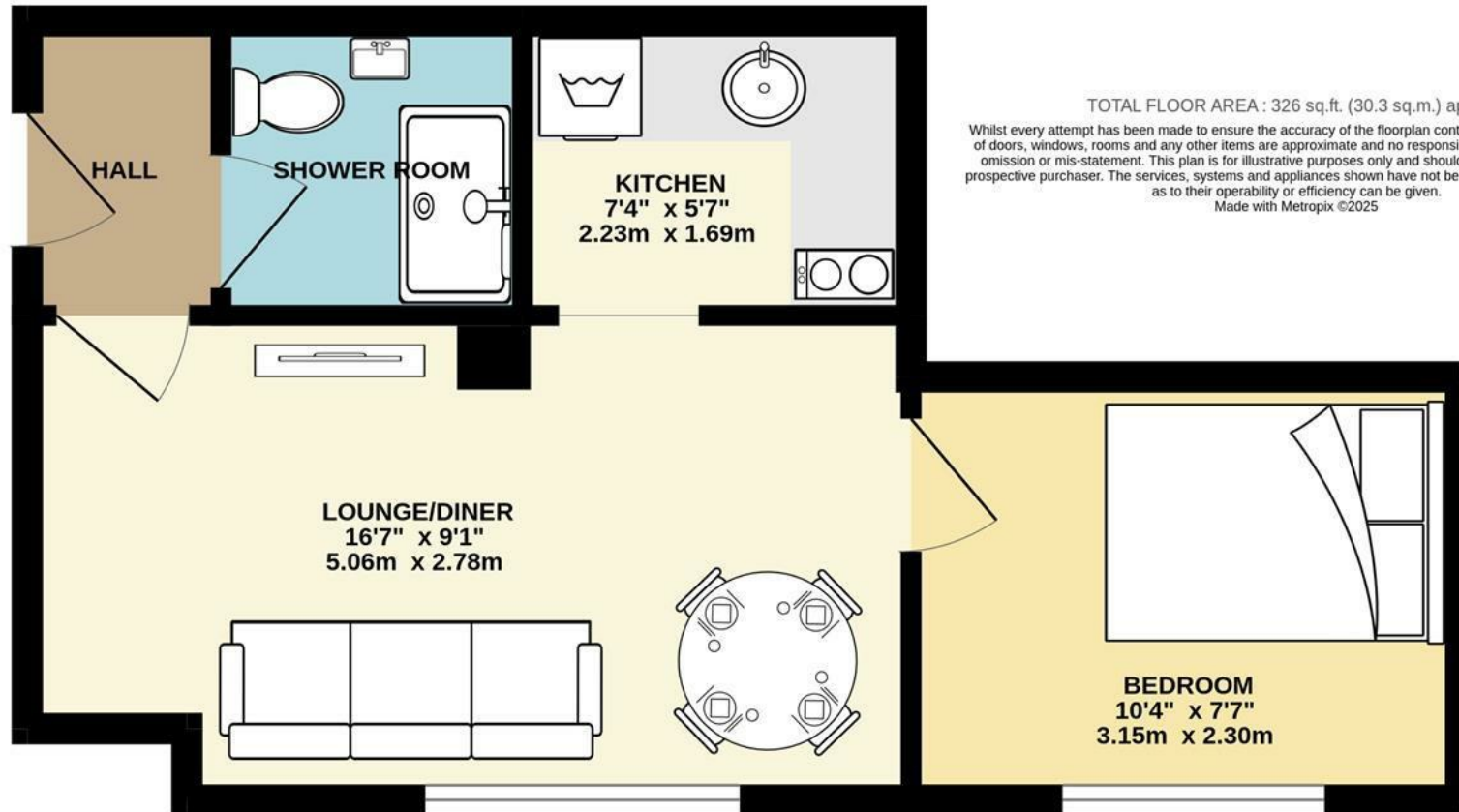
**FARNDALL**  
ESTATE AGENTS





# GROUND FLOOR

326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 326 sq.ft. (30.3 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.

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- Ground Floor Apartment
- Lounge/Diner
- Modern Kitchen
- Double Bedroom
- Modern Shower Room
- uPVC Double Glazing and Electric Panel Heaters
- Resident's Parking
- Extended Lease with 151 Years Remaining
- Superbly Located within 200 Yards of the beach at Elmer
- Local Shops, Pubs and Bus Routes are all within 600 Yards

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**

189 years from 1st January 1987 -  
151 Years Remaining

**Annual Service Charge**

£1140 per Year, including water

**Annual Ground Rent**

£100 per Year





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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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