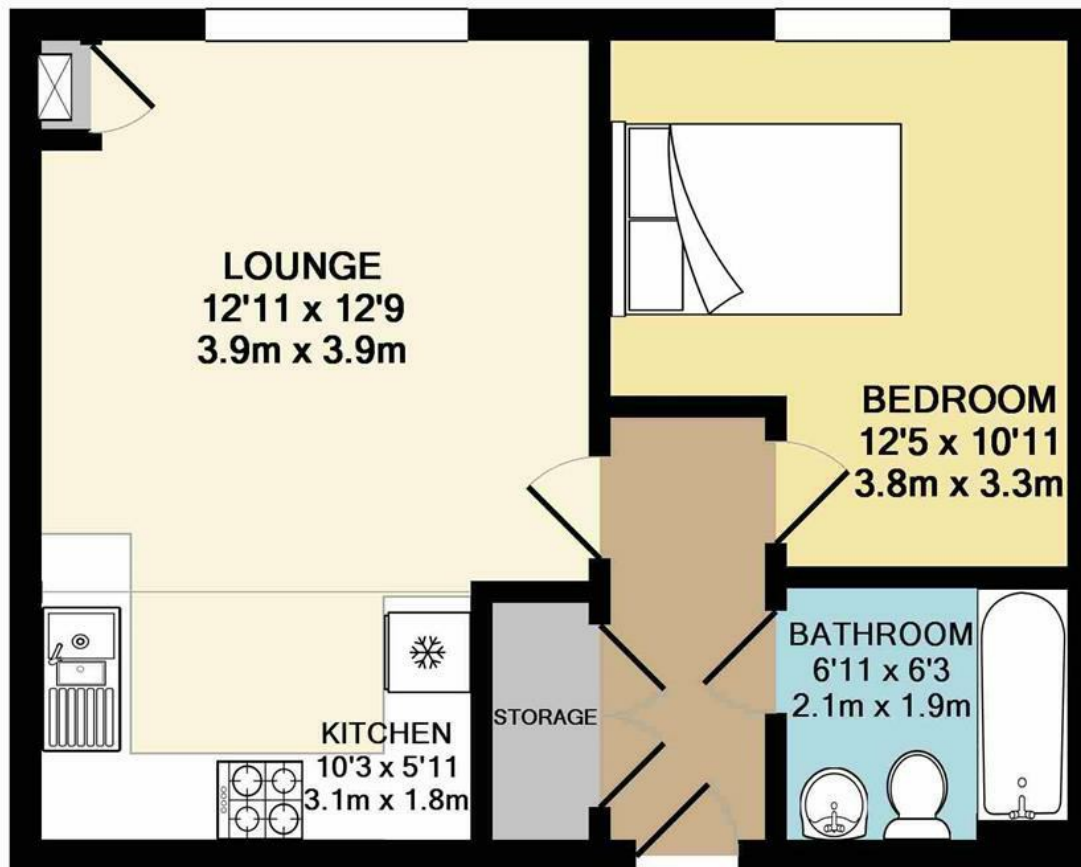


10 Milton Place. 2 Broom Field Way, Felpham, Bognor Regis, West Sussex, PO22 8FD  
£150,000  
Leasehold

**FARNDALL**  
ESTATE AGENTS

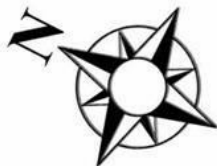




TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Ground Floor Apartment offered with NO FORWARD CHAIN
- Open Plan Lounge and Kitchen
- Double Bedroom
- Bathroom
- uPVC Double Glazed
- Gas Central Heating
- Very Well Presented Throughout
- Allocated Parking Space
- Bognor Regis Railway Station and Town Centre is approximately 2 miles away and Chichester is within 9 miles
- Remainder of 999 year lease - 986 years remaining

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 31st January 2013 - 986 years remaining

**Annual Service Charge**

£1,730.86 per year

**Annual Ground Rent**

£440 per year



# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

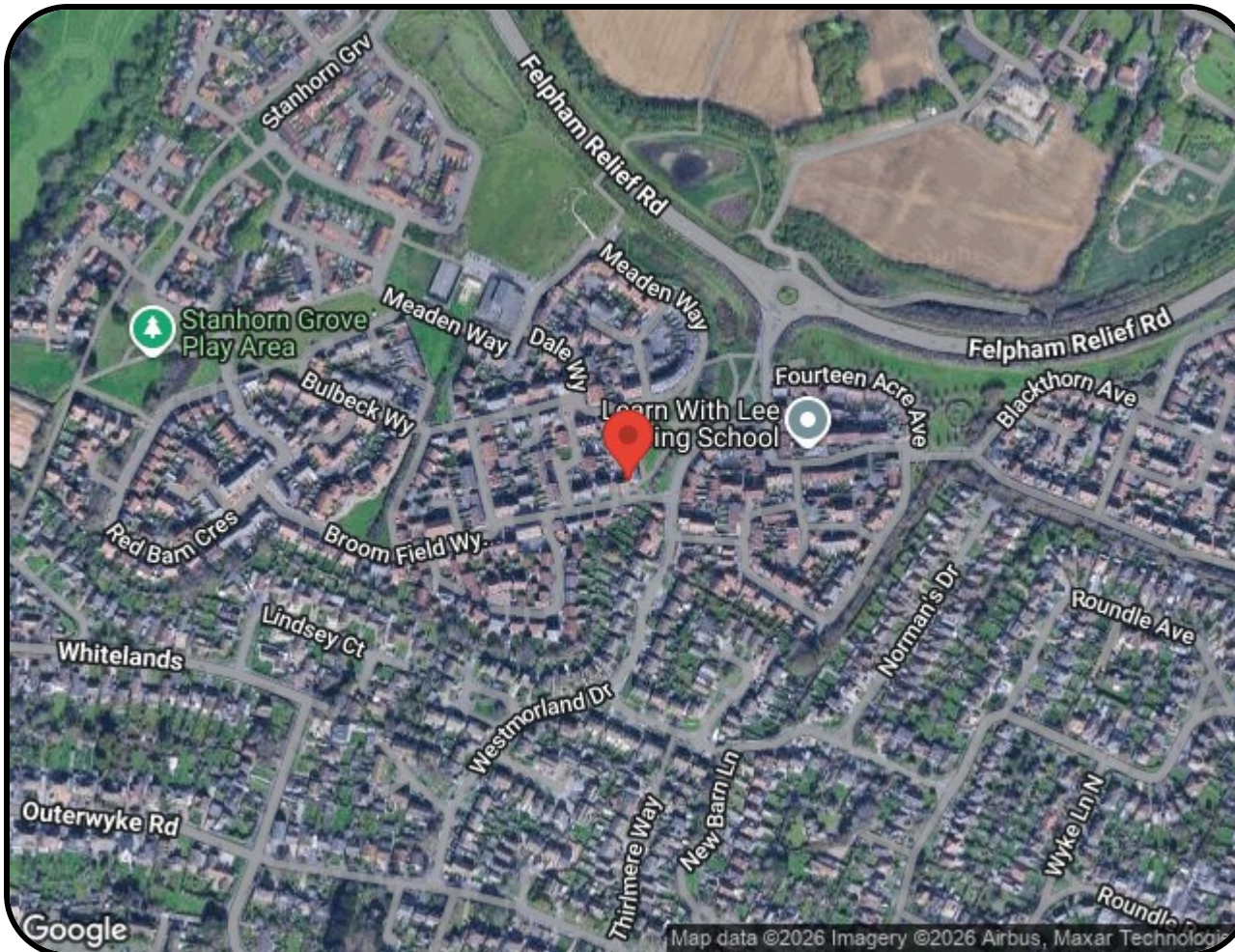
West Sussex

PO21 2NW

01243 869991

lettings@farndells.com

<http://www.farndells.com>



**PLEASE NOTE:** All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

**ANTI-MONEY LAUNDERING:** In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

### 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>                            | <b>79</b>                                                                                                     | <b>79</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 B**