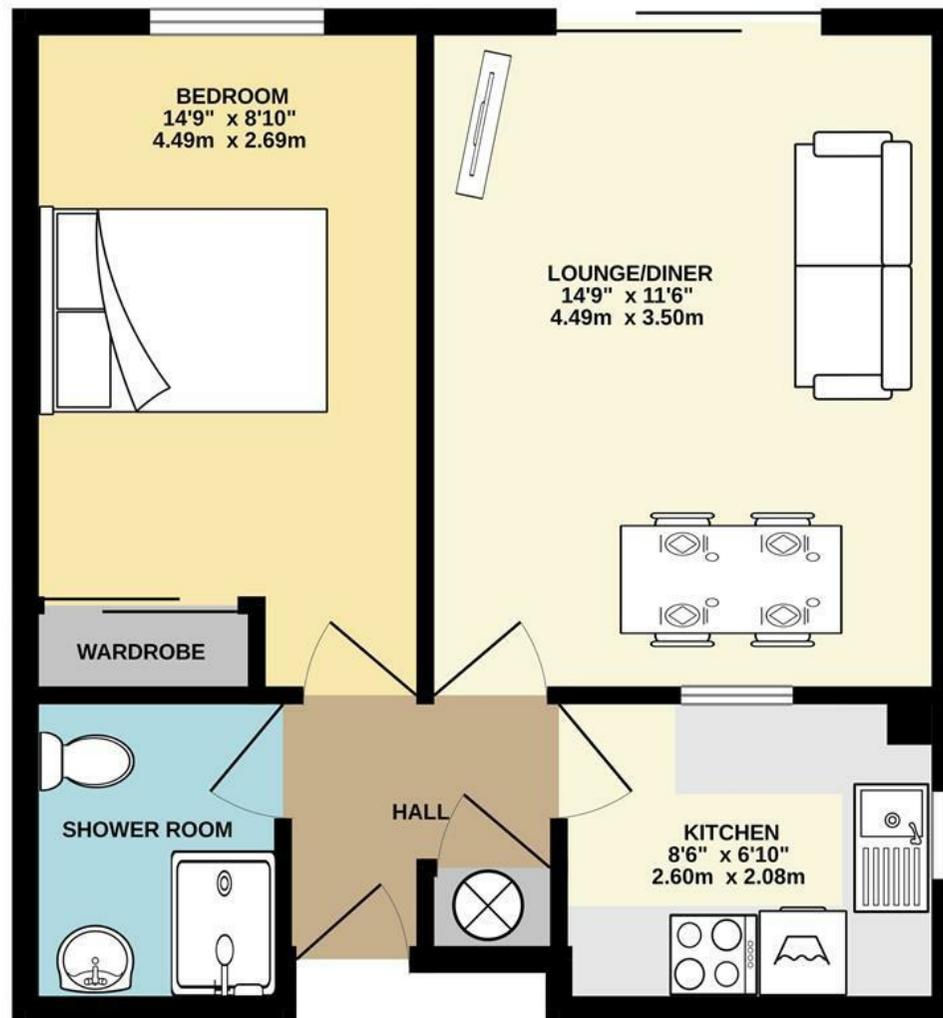


Flat 2, Milton Lodge, Wessex Avenue, Bognor Regis, West Sussex, PO21 2QW  
£110,000  
Leasehold

**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.1 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.  
Made with Metropix ©2026



- Ground-Floor Retirement Apartment
- Lounge/Diner with Patio Doors
- Double Bedroom with Wardrobe
- Modern Kitchen
- Modern Shower Room
- NO FORWARD CHAIN
- uPVC Double Glazing and Gas Central Heating
- Convenient Location within 400 yards of Local Shops, Bus Routes, Marine Park Gardens and the Seafront
- Occupants must be Retirement Age or Above

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**

125 years from 28th June 2018 - 115 years remaining

**Annual Service Charge**

£1400 per year

**Annual Ground Rent**

£100 per year

**Annual Buildings Insurance**

£150 per year

**Age Restriction**

Retirement Age and Above



# FARNDSELL ESTATE AGENTS

79 Aldwick Road

Bognor Regis

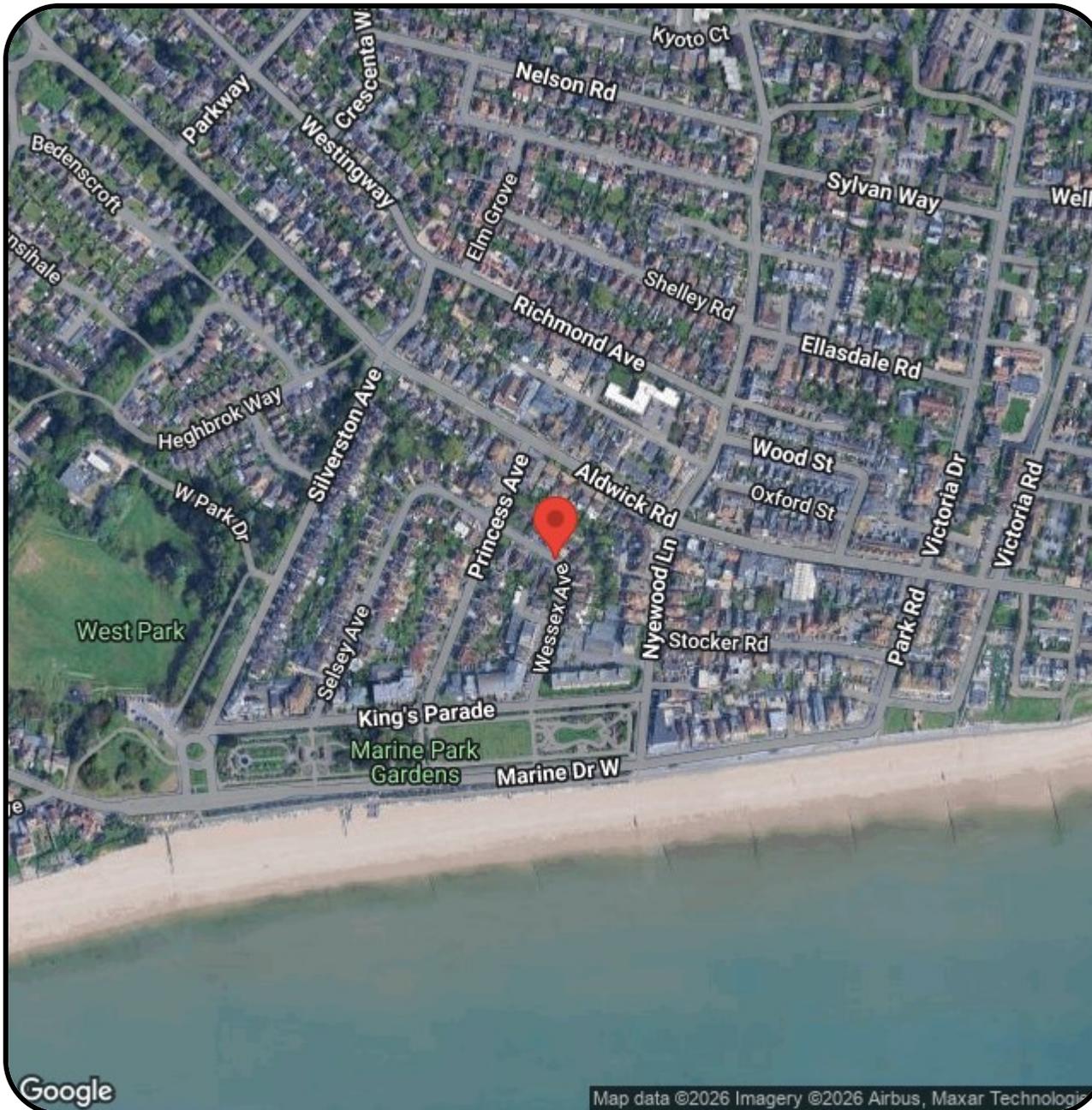
West Sussex

PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</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 A