

Flat 5, Swansea House, West Street, Bognor Regis, PO21 1XH

£240,000

Leasehold - Share of Freehold

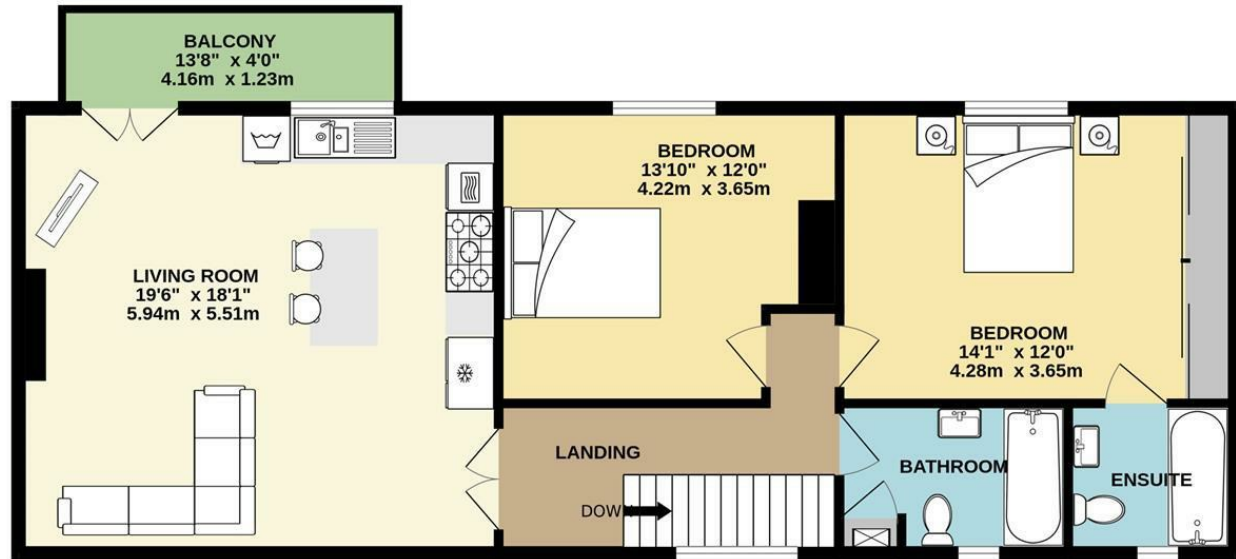
**FARNDSELL**  
ESTATE AGENTS



2ND FLOOR/TOP FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
38 sq.ft. (3.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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- **Stunning Top Floor Apartment**
- **Large Open-Plan Living Room and Kitchen**
- **Balcony with South-Facing Views to the Sea**
- **Large Main Bedroom with Ensuite Bathroom**
- **Guest Double Bedroom**
- **Family Bathroom**
- **Gas Central Heating**
- **Sea Views from all Principal Rooms**
- **Within 400 Yards of the Town Centre and Railway Station**
- **Offered with NO FORWARD CHAIN**



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 1st May 2012 - 110 years remaining

**Annual Service Charge**

£1885 per year

**Annual Ground Rent**

Nil



# FARDELL ESTATE AGENTS

79 Aldwick Road

Bognor Regis

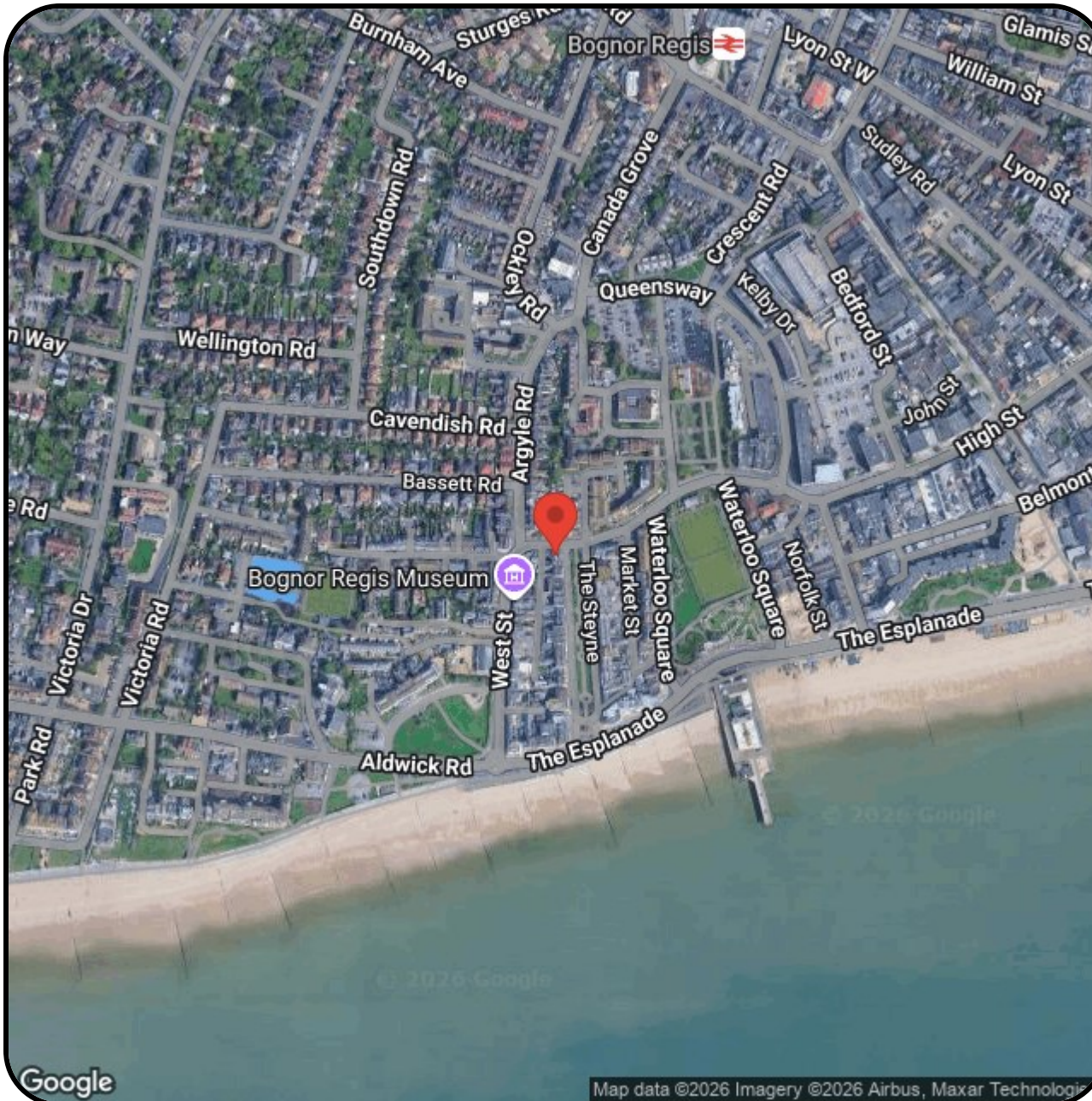
West Sussex

PO21 2NW

01243 869991

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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>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</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