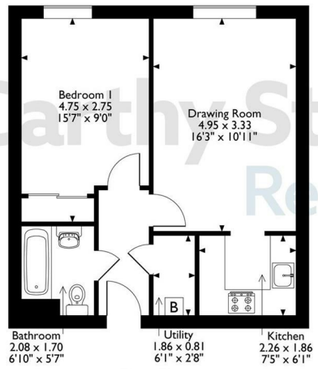
Excellent

Trustpilot

McCarthy & Stone
Resales.

Pagham Court, Apartment 33, 262, Hawthorn Road,
Bognor Regis, West Sussex
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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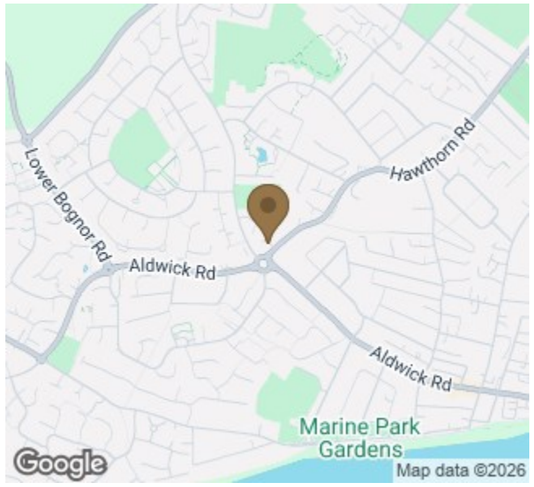

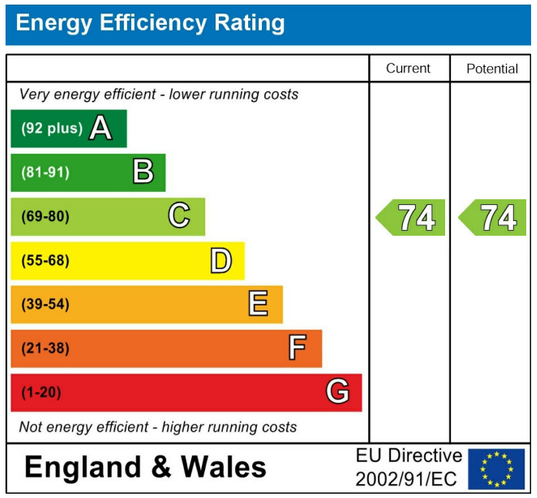

33 Pagham Court

Hawthorn Road, Bognor Regis, PO21 2UP

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 Pagham Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £124,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- WELL PRESENTED one bedded Retirement Apartment situated on the FIRST FLOOR
- House Manager on site during office hours
- 24 Hour Careline System for peace-of-mind
- Communal Lounge were social events take place
- Guest Suite for Family or Friends
- Landscaped Communal Gardens
- Lift to all floors
- Laundry Room & Mobility Scooter Store
- Close to local amenities
- Newly fitted boiler and fridge / freezer

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

33 Pagham Court, Bognor Regis

1 | 1 | Asking price £124,000

Summary

Pagham Court was built in 2011, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens.

A camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartment has a modern fitted kitchen, built-in oven and fitted fridge/freezer, with a double bedroom with sliding door wardrobe, tiled bathroom and underfloor heating.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hallway

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard which houses the newly fitted boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord. Doors lead to the bedroom, living room and bathroom.

Lounge/Dining Room

A lovely lounge boasting a feature electric fireplace which makes an attractive focal point in the room. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Part glazed door leads into the Kitchen.

Kitchen

Fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Under pelmet lighting. Also, a new built in fridge freezer

Bedroom

Double bedroom of good proportions with a built in double wardrobe with sliding mirrored doors, housing rails and shelving. Ceiling lights, TV and phone point.

Bathroom

Tiled and fitted with a modern suite comprising of a bath with shower over and grab rails, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £3,213.93 for the financial year ending 31/03/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Lease Information

Lease: 125 years from 1st Jan 2011
Ground rent: £425 per annum
Ground rent review date: 1st Jan 2027

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage