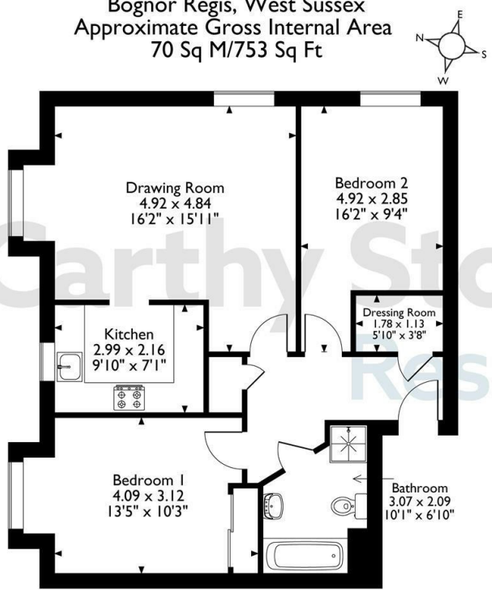
McCarthy Stone
Resales

Pagham Court, Apartment 22, 262, Hawthorn Road,
Bognor Regis, West Sussex
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



First Floor

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

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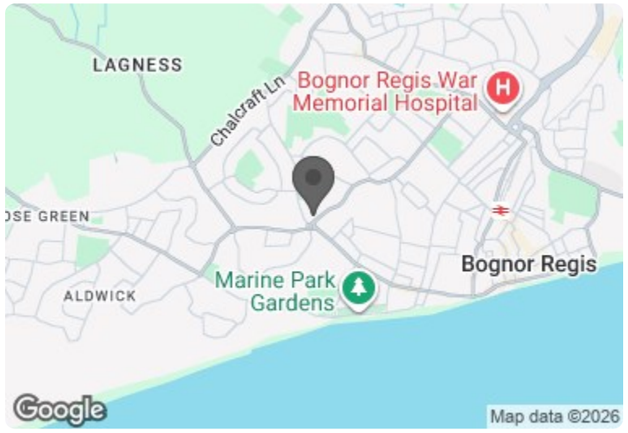
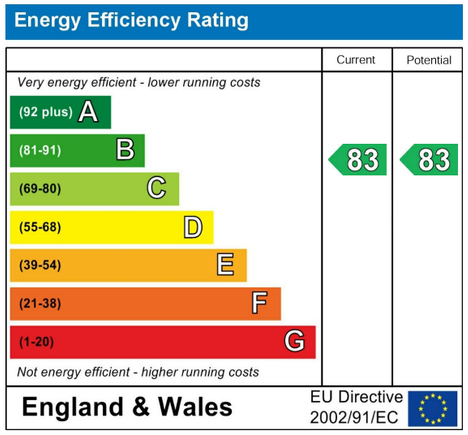
Council Tax Band: C





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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.

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The Property Ombudsman

McCarthy Stone
Resales

22 Pagham Court

Hawthorn Road, Bognor Regis, PO21 2UP

PRICE REDUCTION

Asking price £160,000 Leasehold

Two bedroom McCarthy Stone retirement apartment situated on the second floor with DUAL ASPECT LIVING ROOM with GREAT POTENTIAL. Pagham Court, a McCarthy Stone retirement living development is nestled in Bognor Regis and boasts a Homeowner's Lounge where SOCIAL events take place as well as Laundry facilities and landscaped grounds.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Pagham Court, Hawthorn Road, Bognor

2 Bed | £160,000

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, dual aspect lounge, 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 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 dual aspect lounge with windows to two elevations allowing lots of natural light in. There is a feature electric fireplace which makes a great focal point in the room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. 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.

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.

Second Bedroom
A good sized second bedroom with double glazed window. TV and power sockets.

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 £4,820.90 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: £495 per annum
Ground rent review date: 1st Jan 2041

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Fibre to the cabinet broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

PRICE REDUCED