Flat 2, Milton Lodge, Wessex Avenue, Bognor Regis, West Sussex, PO21 2QW
£100,000
Leasehold

FARNDELL ESTATE AGENTS







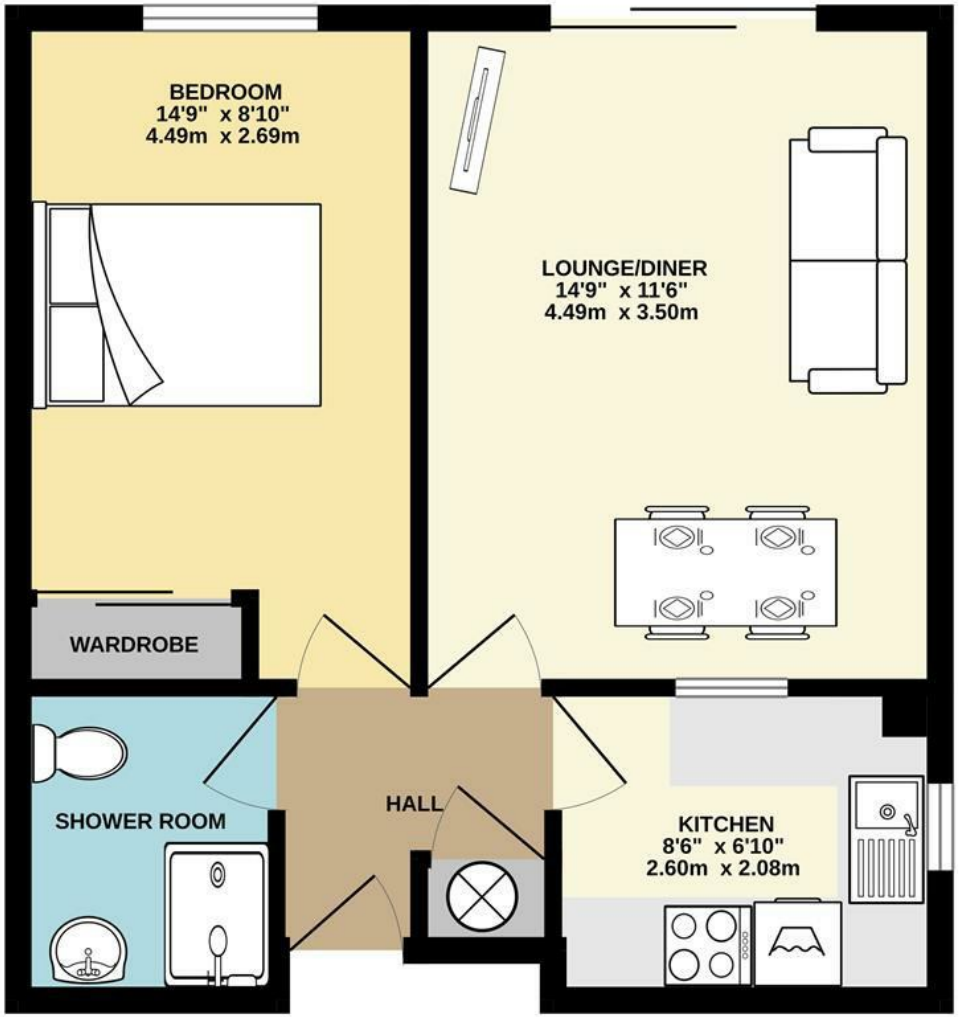








GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



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.
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- 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:

<u>Length of Lease</u>
125 years from 28th June 2018 - 115 years remaining

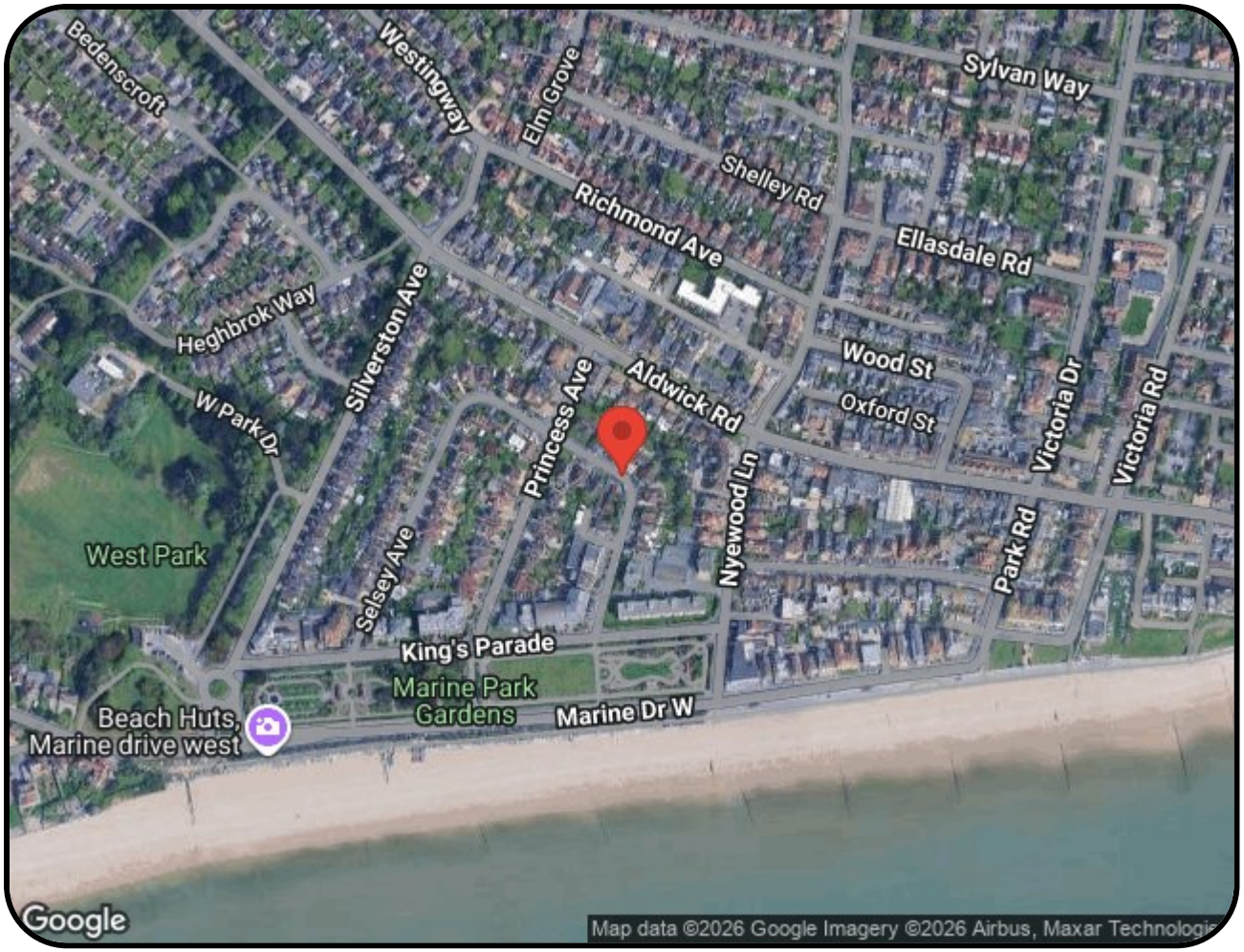
<u>Annual Service Charge</u>
£1,400 per year

<u>Annual Ground Rent</u>
£100 per year

<u>Annual Buildings Insurance</u>
£150 per year







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.

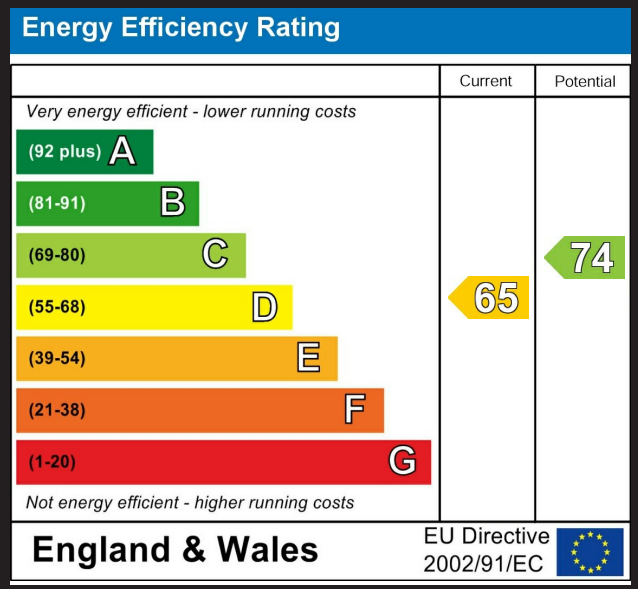
Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

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.

FARNDELL
ESTATE AGENTS

79 Aldwick Road
Bognor Regis
West Sussex
PO21 2NW
01243 869991
sales@farndells.com
http://www.farndells.com



Council Tax Band A