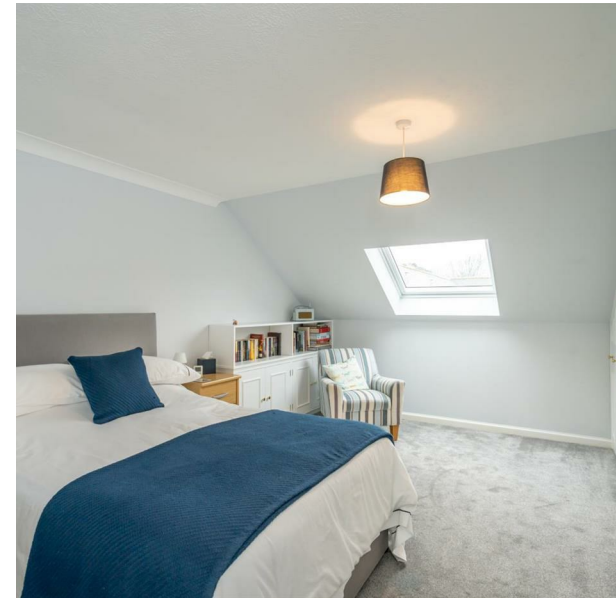


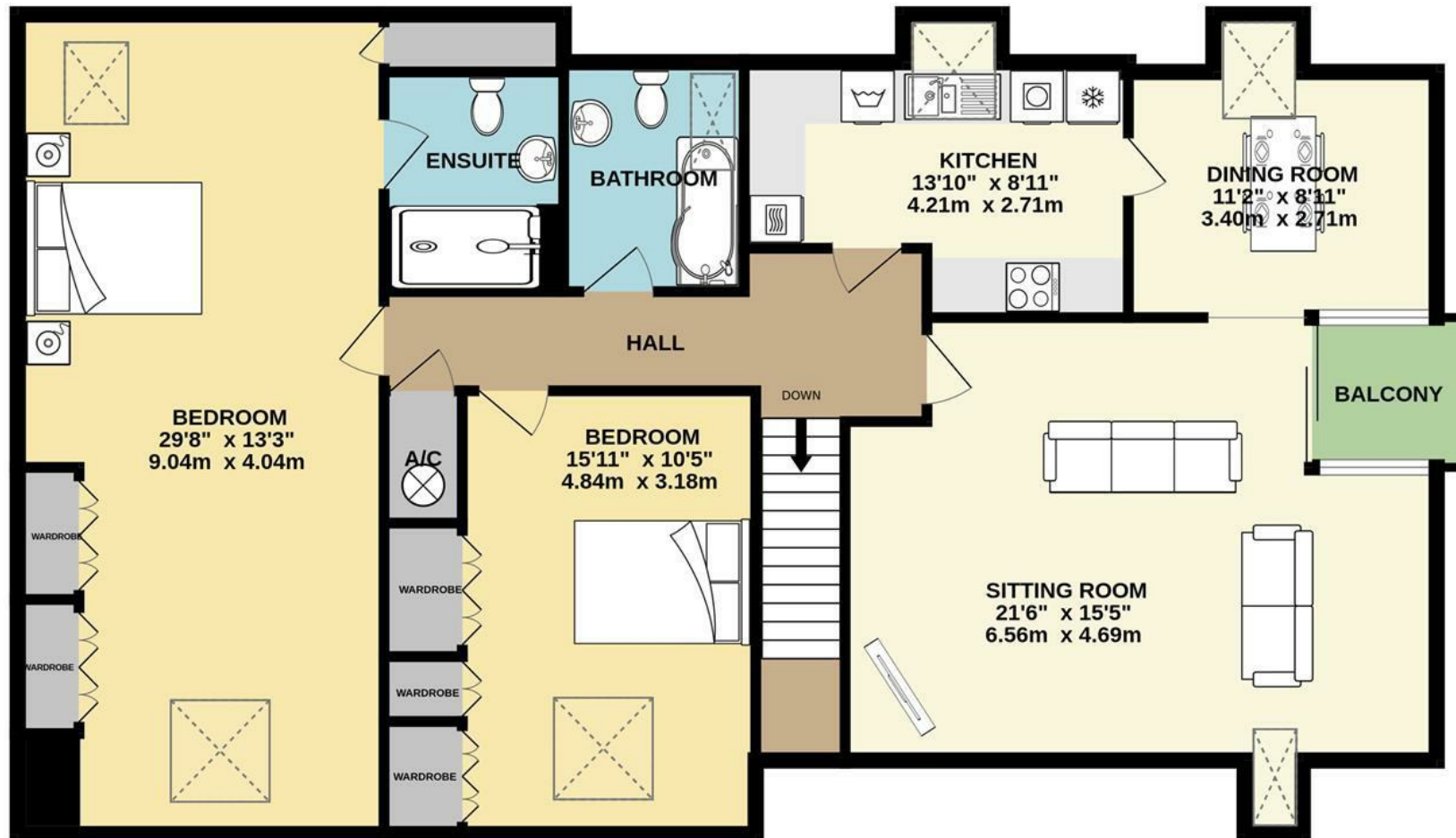
Flat 25, Arran Gate Marian Way, Bognor Regis, West Sussex, PO21 1PD
£260,000
Leasehold - Share of Freehold

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SECOND FLOOR

1384 sq.ft. (128.6 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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- **Penthouse Retirement Apartment with Share of Freehold**
- **1384 square feet of Spacious Accommodation**
- **Sitting Room with small West-Facing Balcony**
- **Dining Room**
- **Modern Kitchen**
- **2 Double Bedrooms with Wardrobes**
- **Bathroom and Ensuite Shower Room**
- **Remainder of a 999 Year Lease**
- **Beautiful Communal Gardens, Resident's and Visitor's Parking, Resident's Lounge**
- **Convenient Location within 400 Yards of the Town Centre, Seafront and Hotham Park**

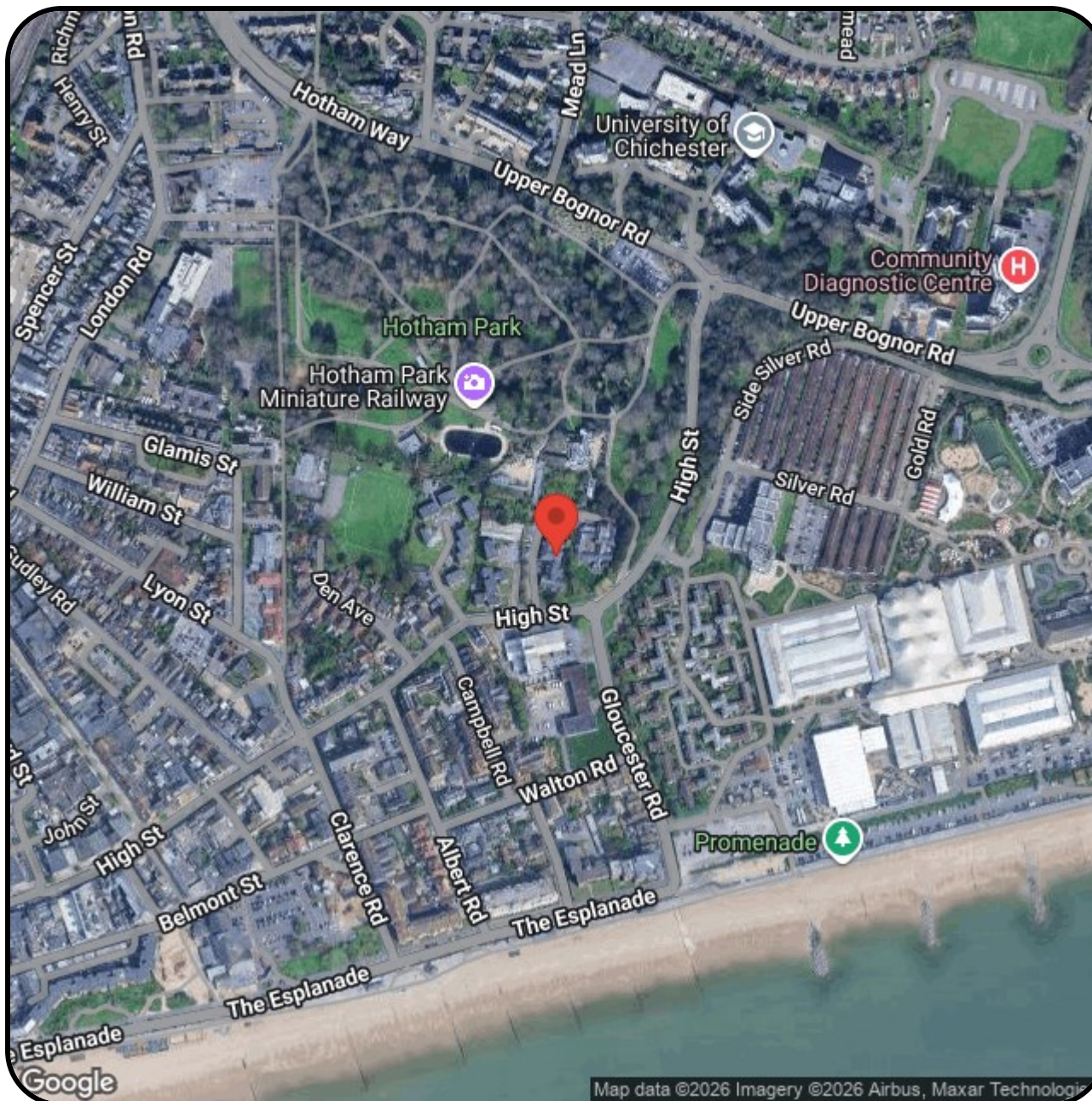
The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

Length of Lease
999 Years from 1st January 2018 - 991 years remaining

Annual Service Charge
£2795.18 per year, including water, building's insurance, gardening and window cleaning

Annual Ground Rent
Nil





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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) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band D