

20a The Parade, Parade, Bognor Regis, West Sussex, PO21 4TW

£170,000

Leasehold

FARNDELL
ESTATE AGENTS



GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

TOTAL FLOOR AREA : 783 sq.ft. (72.8 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 Purpose Built Apartment
- Lounge/Diner
- Modern Kitchen
- 3 Bedrooms (2 Doubles, 1 Single)
- 2 Ensuities (1 Bathroom, 1 Shower Room)
- uPVC Double Glazing and Gas Central Heating
- Own Private Entrance
- Remainder of 199 Year Lease
- Conveniently Situated adjacent to Local Shops and Bus Routes and within 400 Yards of the Seafront
- Ideal First Home, Rental Investment or Holiday Let

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

199 years from 29th Septmeber 2008 - 181 years remaining

Annual Service Charge

£611.49 per year (for the period 4/24 to 3/25)

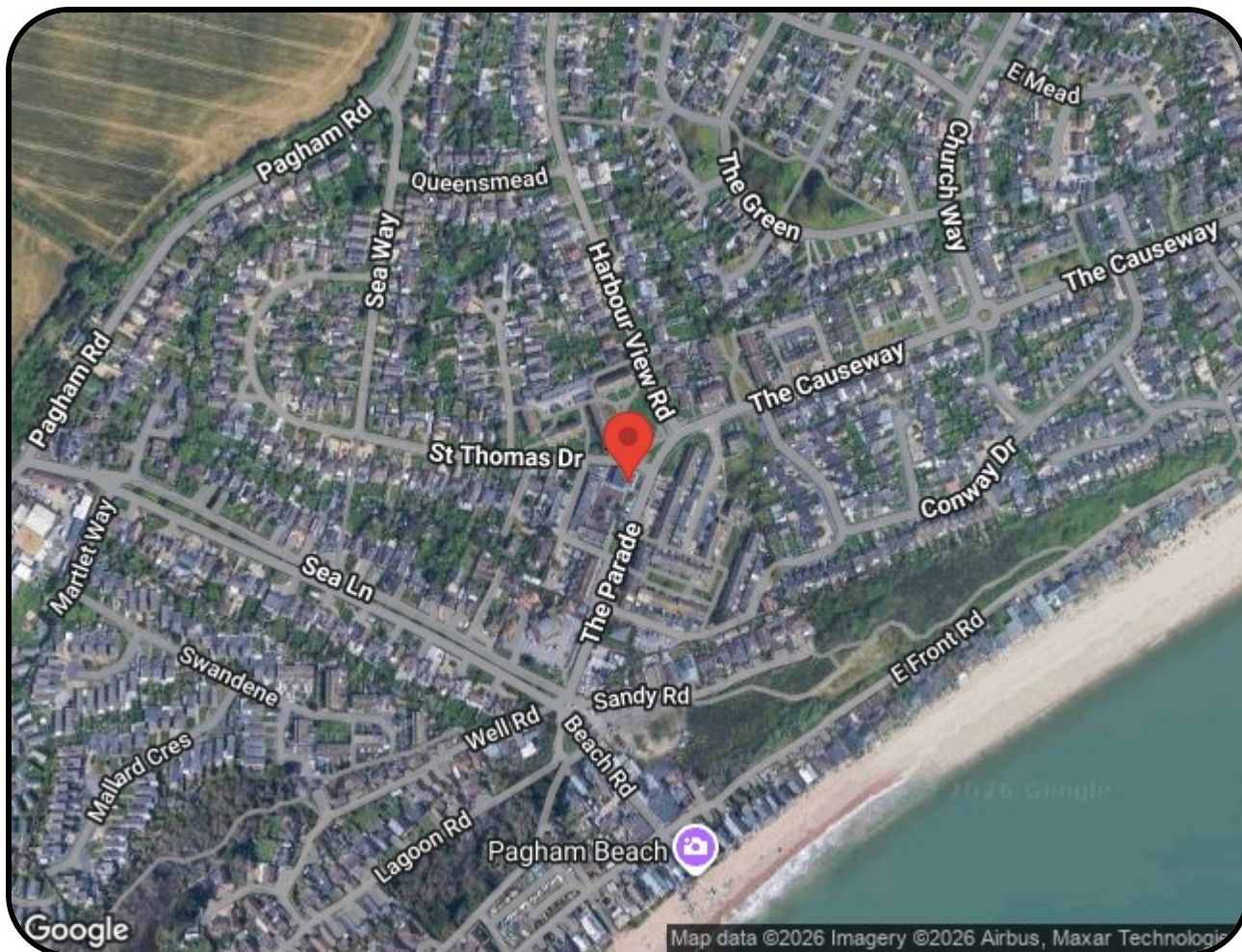
Annual Ground Rent

£250 per year

Annual Buildings Insurance

£755.29 per year (for the period 1/24 to 12/24)





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.

FARNDSELL

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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	76	76
(55-68) D		
(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 B