

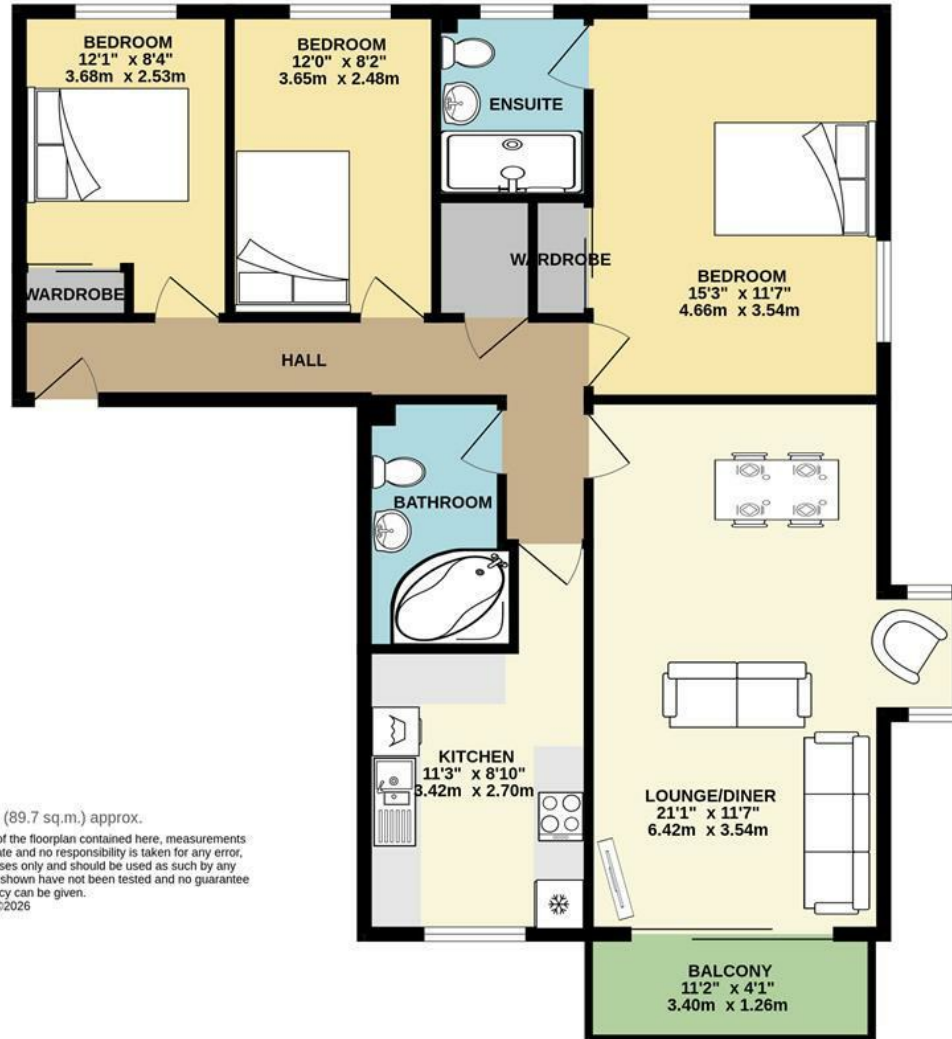
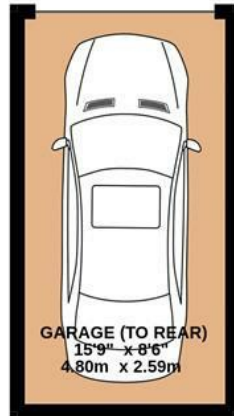
11, Berkeley Court, The Esplanade, Bognor Regis, West Sussex, PO21 1LX

£375,000

Leasehold - Share of Freehold



### 3RD FLOOR 966 sq.ft. (89.7 sq.m.) approx.

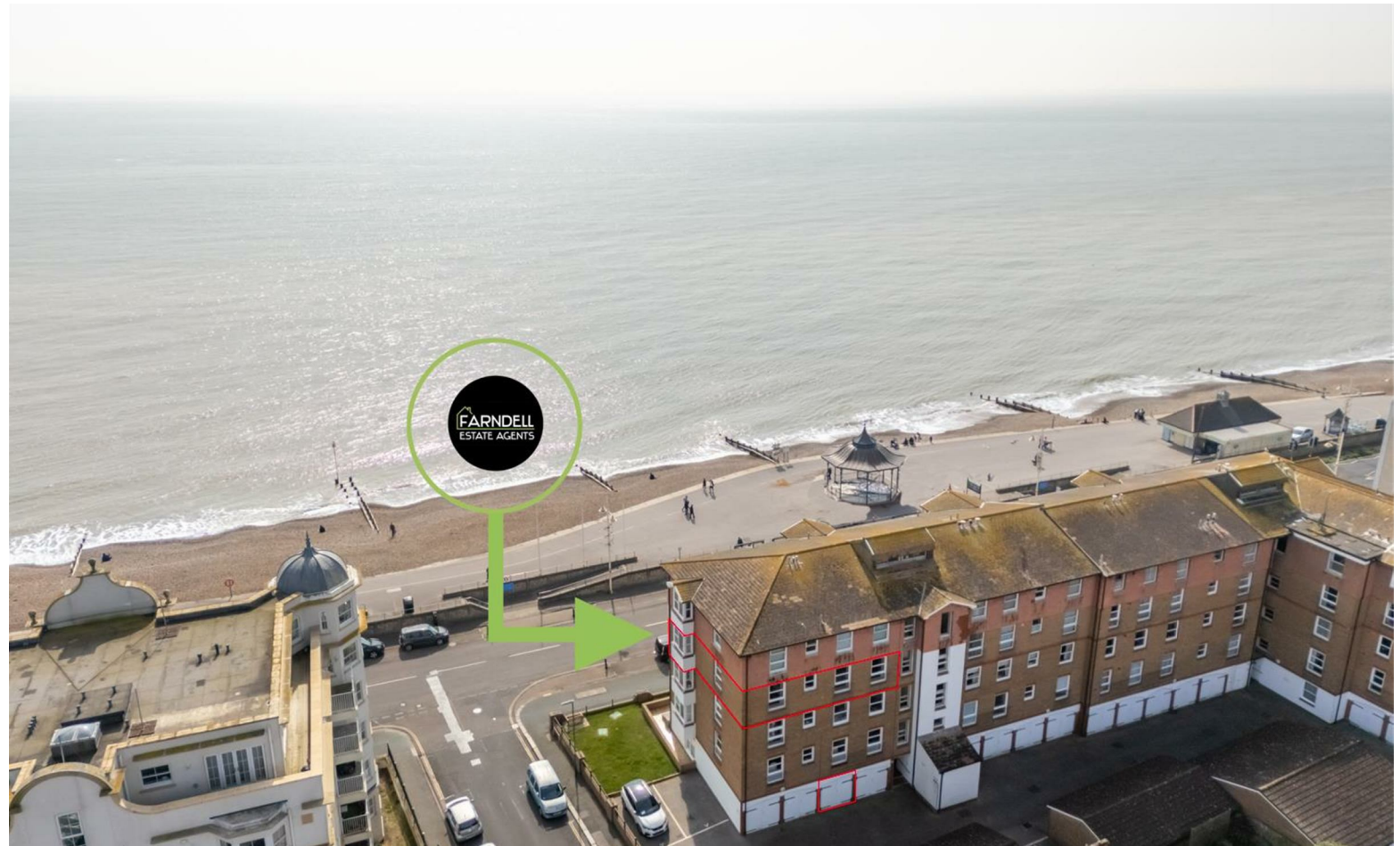


TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

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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- Purpose-Built 3rd Floor Seafront Apartment
- Large Lounge/Diner
- Modern Kitchen
- 3 Double Bedrooms
- Bathroom and Ensuite Shower Room
- Balcony with Panoramic Sea Views
- Allocated Garage
- Stairs and Lift to All Floors
- uPVC Double Glazing and Gas Central Heating
- Remainder of 999 Year Lease



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**

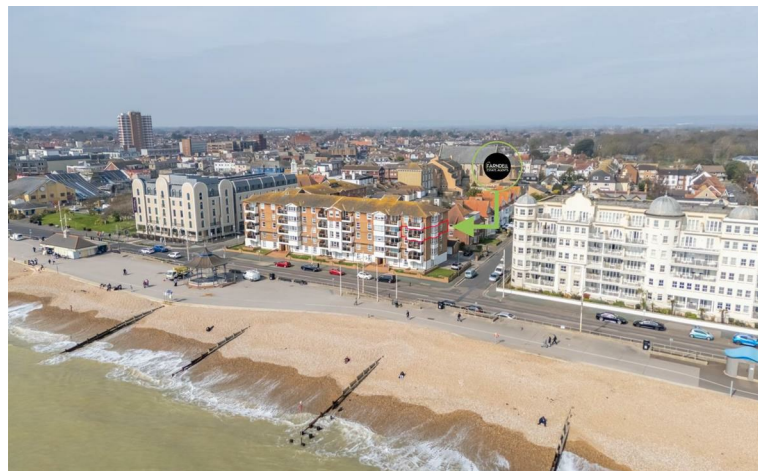
999 years from 1st April 2015 - 987 year remaining

**Annual Service Charge**

£2,900 per year

**Annual Ground Rent**

Nil





# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex


PO21 2NW

01243 869991

[sales@fardells.com](mailto:sales@fardells.com)

<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band E