

1 Streete Court, 22 Victoria Drive, Bognor Regis, West Sussex, PO21 2RL

£140,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS



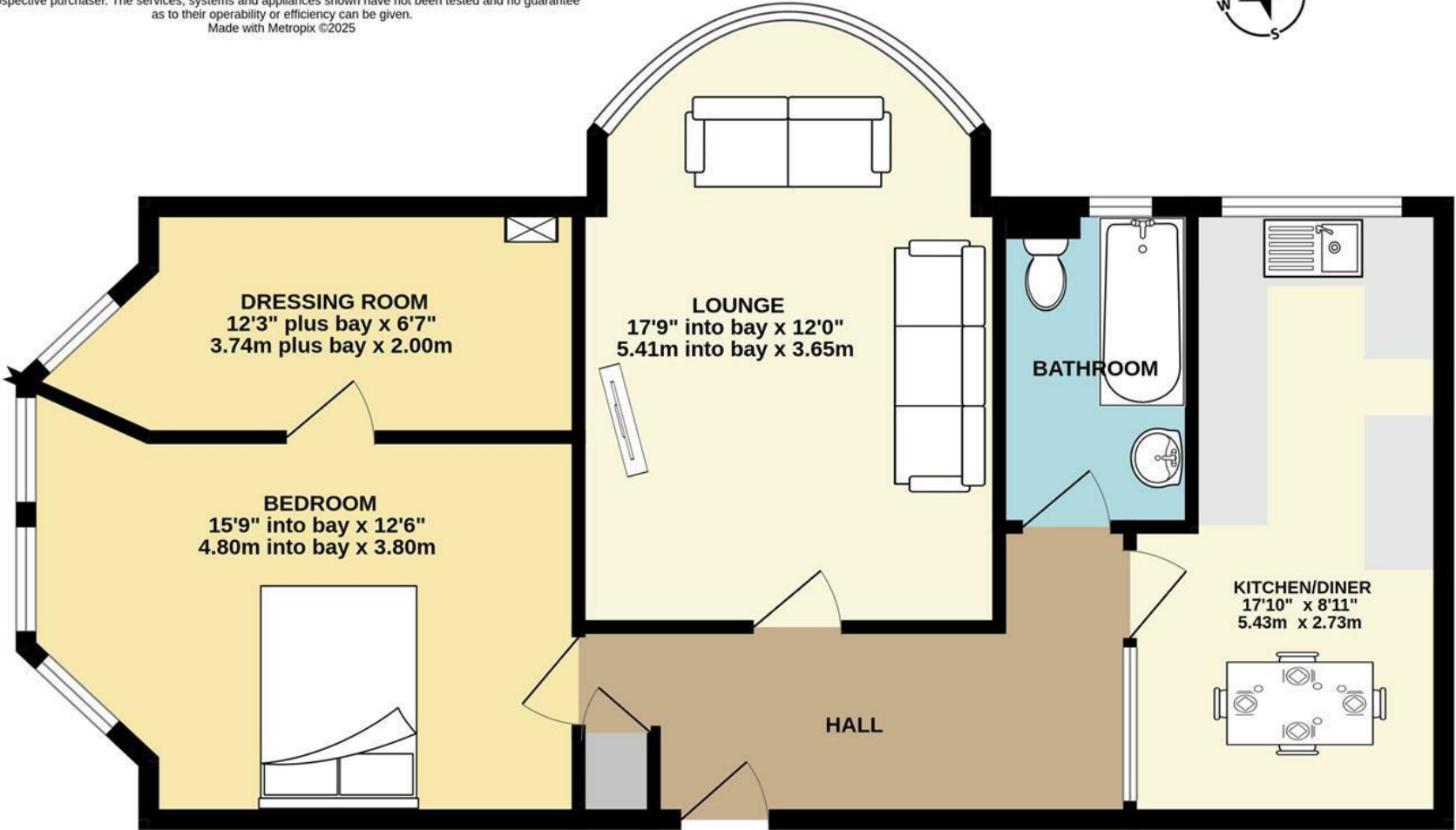
# GROUND FLOOR

729 sq.ft. (67.8 sq.m.) approx.

TOTAL FLOOR AREA : 729 sq.ft. (67.8 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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- Large Ground Floor Flat
- Spacious Lounge with Bay Window
- Kitchen/Diner
- Large Double Bedroom with seperate Dressing Room
- Bathroom
- uPVC Double Glazing and Gas Central Heating
- 171 Years Remaining on Lease
- Communal Lawn and Gardens
- Offered with NO FORWARD CHAIN

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**

171 Years remaining

**Annual Service Charge**

£2,518.17 for the period of 1st January 2025 to 31st December 2025, including Building's Insurance

**Annual Ground Rent**

£100 per year



# FARNDSELL ESTATE AGENTS

79 Aldwick Road

Bognor Regis

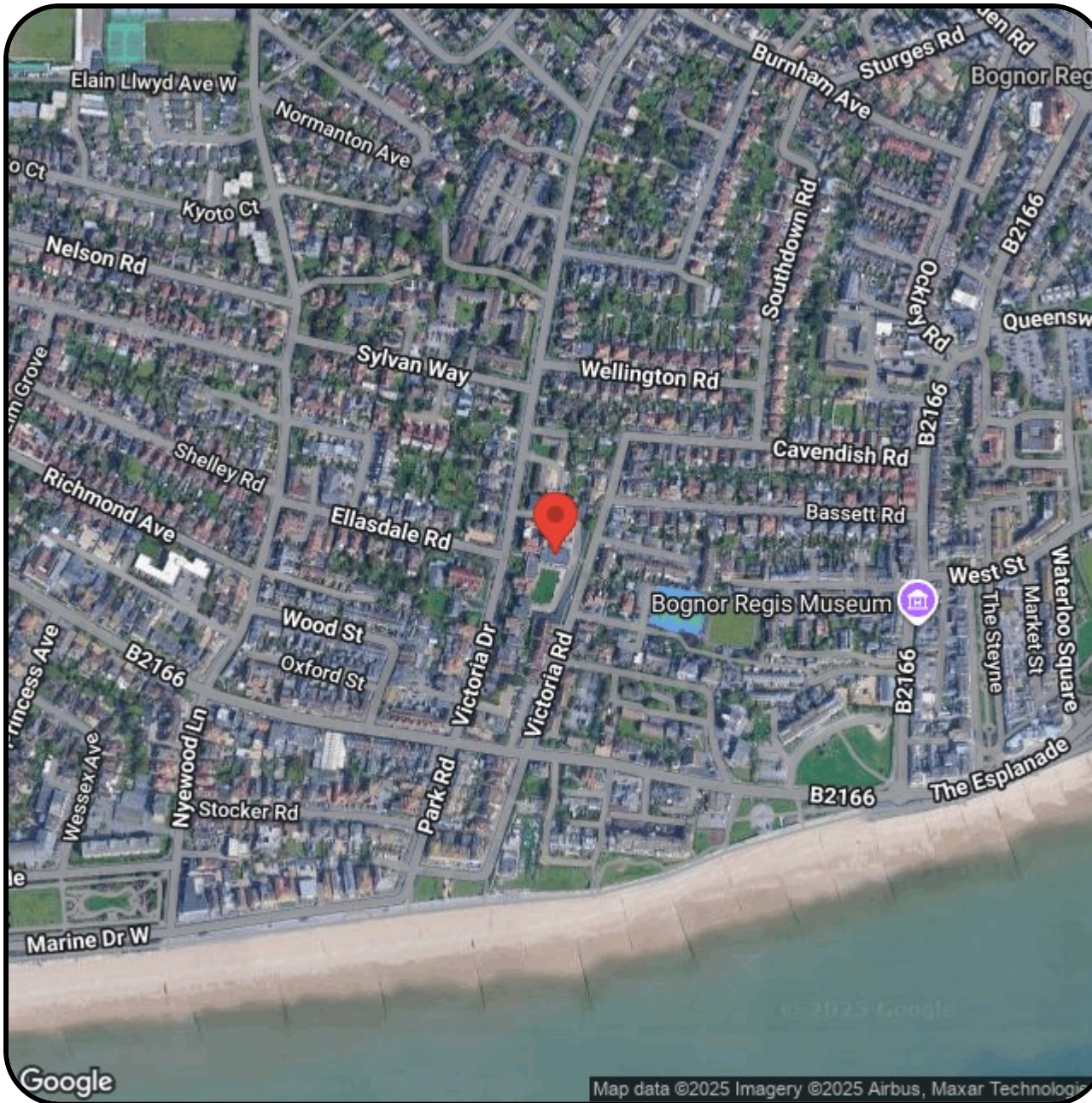
West Sussex

PO21 2NW

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sales@farndells.com

<http://www.farndells.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>		
(55-68) <b>D</b>	68	71
(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 B