

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

£170,000

Leasehold

**FARNDSELL**  
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 Seafont
- 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:

Lease - 199 Year Lease from 29th September 2008

Service Charge - £611.49 per annum  
1st April 2024 to the 31st March 2025

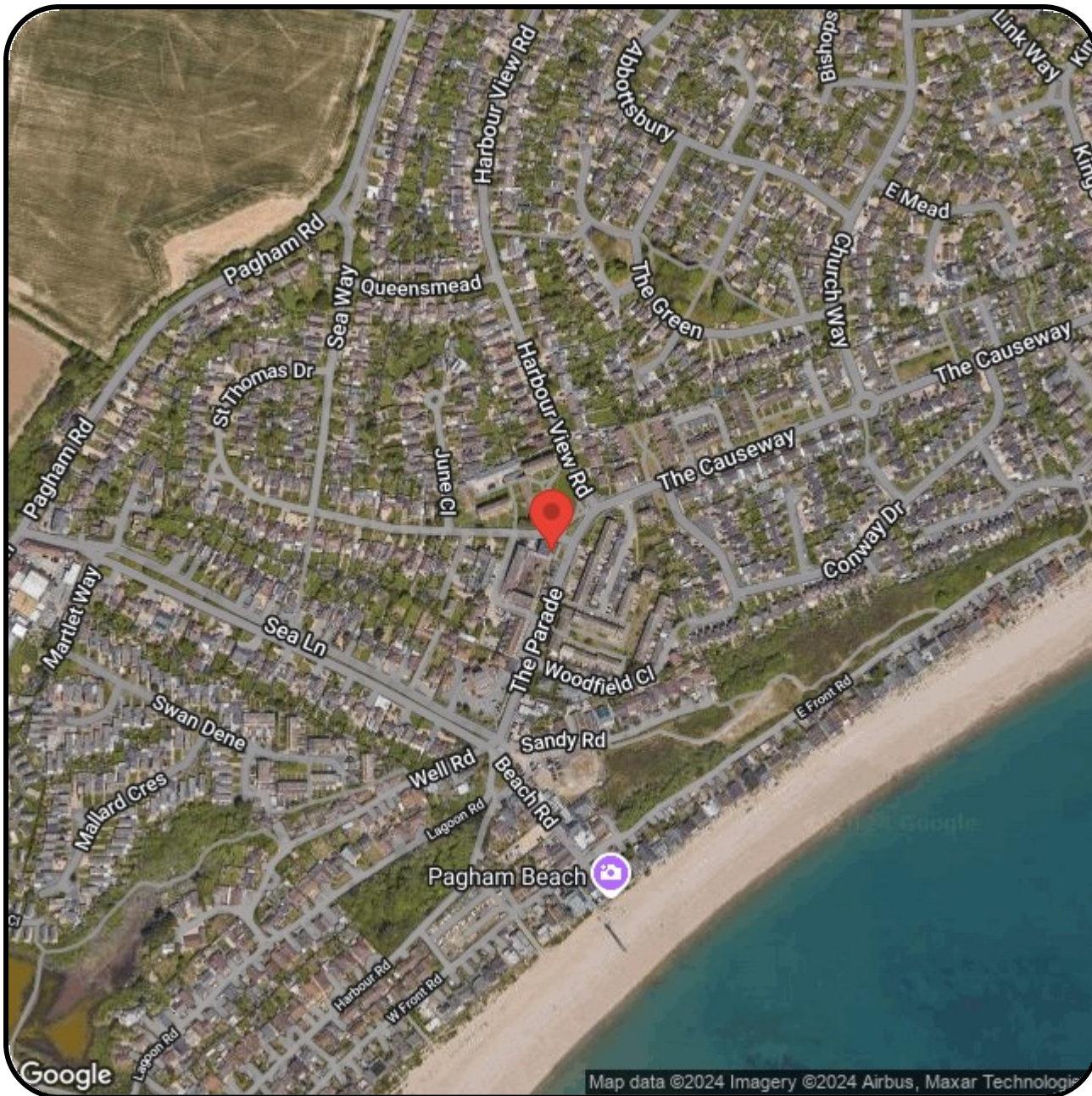
Ground Rent - £250.00 per annum

Buldng Insurance - £755.29 per annum  
1st January 2024 to 31st December 2024

#### LOCAL AUTHORITY

Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500





# FARDELL

## ESTATE AGENTS

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West Sussex

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band B