

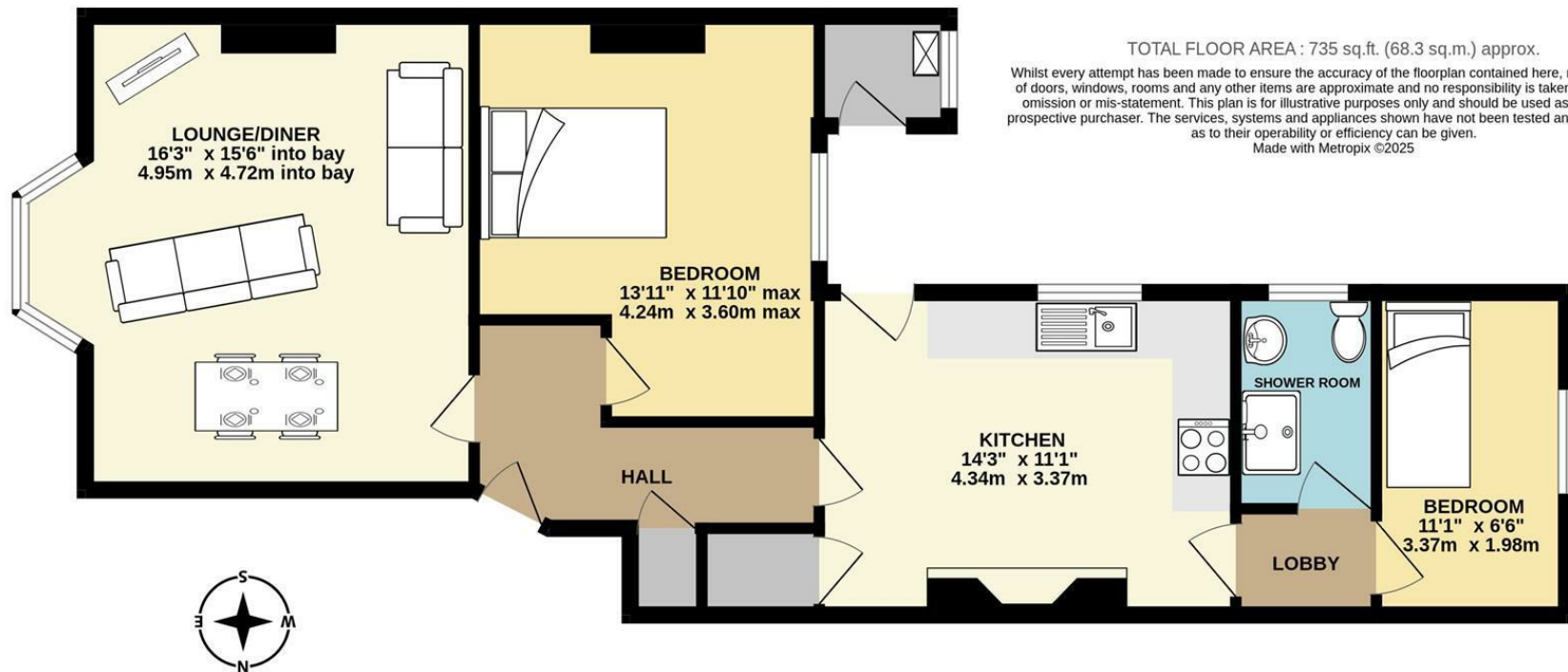
Flat 1 Gatwick House, 45 Glamis Street, Bognor Regis, West Sussex, PO21 1DJ
£135,000
Leasehold

FARNDLL
ESTATE AGENTS



GROUND FLOOR

735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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 Garden Flat
- Lounge/Diner with Bay Window
- Kitchen
- 2 Bedrooms
- Shower Room
- Private Rear Garden and Courtyard
- uPVC Double Glazing and Gas Central Heating
- NO FORWARD CHAIN
- Conveniently located within 400 Yards of Bognor Regis Town Centre, Railway Station and the Seafront

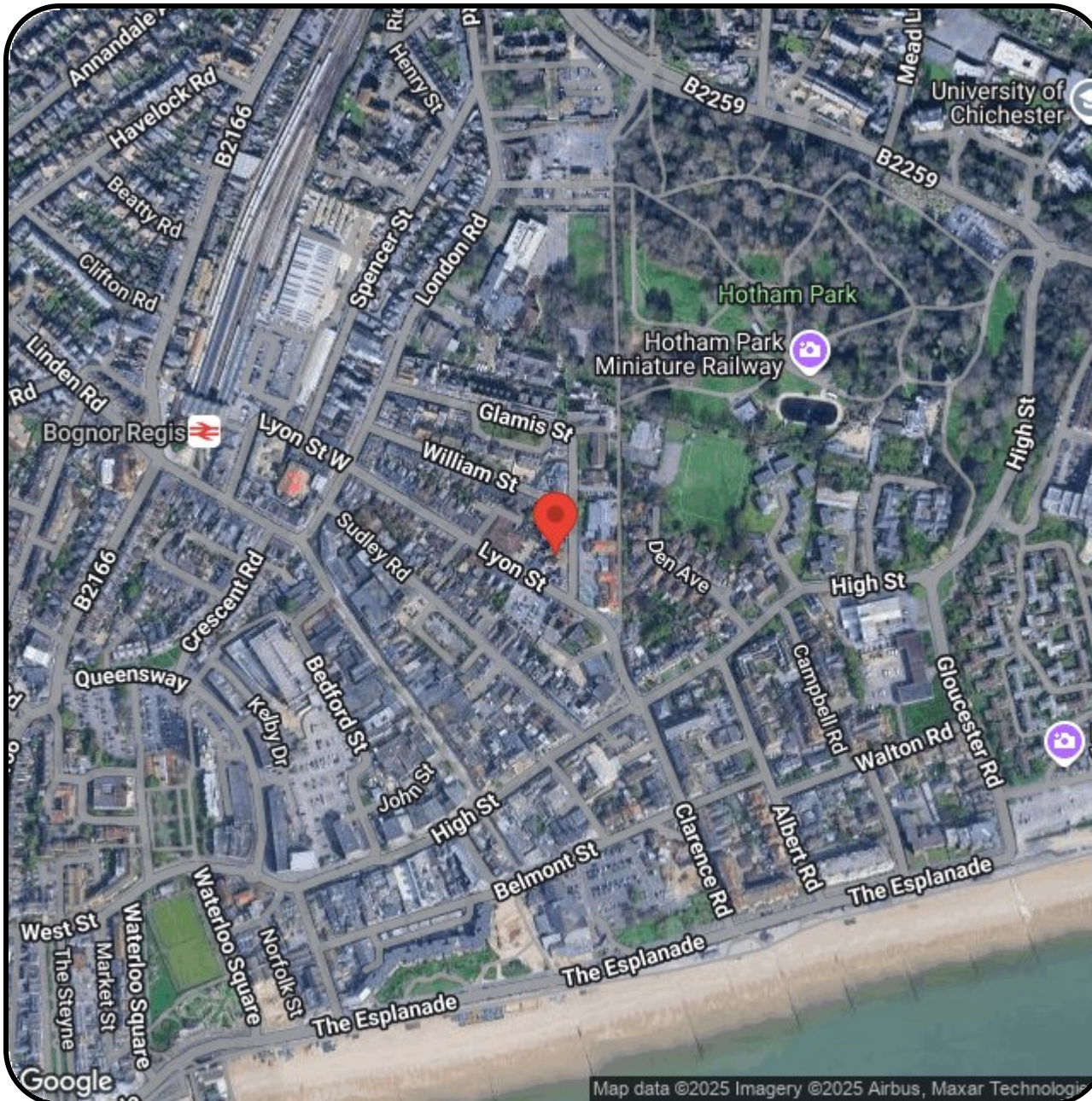
The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

Length of Lease
99 Years from 1st January 2016 - 90 Years Remaining

Annual Service Charge
£1017.36 for the period of 1st September 2024 to 28th February 2025 (6 months) plus an additonal £800 for Major Works in Advance.

Annual Ground Rent
£150 per Year





FARNDSELL

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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		75
(55-68) D	62	
(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 C