

1 Cranford Gardens, Bognor Regis, West Sussex, PO21 2EL

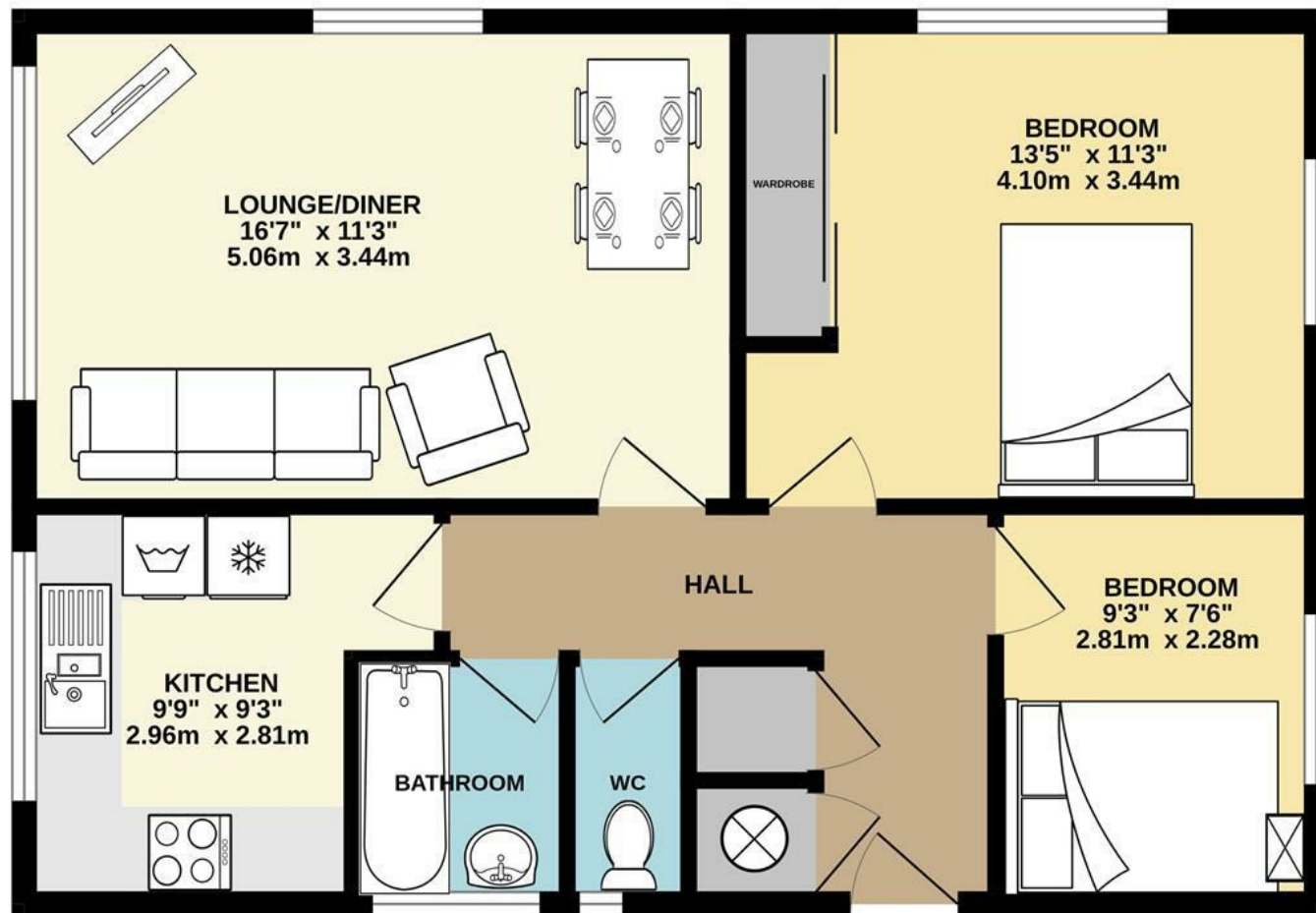
£160,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 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 Purpose-Built Flat
- Dual-Aspect Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Bathroom and separate WC
- uPVC Double Glazing and Gas Central Heating
- Communal Gardens and Residents' Parking
- Long Lease Remaining
- Offered with NO FORWARD CHAIN
- Conveniently Located within 800 Yards of the Town Centre, Railway Station and Local Shops

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**

The current lease expires on 29th September 2155 - 129 years remaining

**Annual Service Charge**

£1700 per year

**Annual Ground Rent**

£100 per year

**Please Note**

There is currently an payment due for the repairs to the driveways and parking area and this payment will be settled by the seller as part of the sale



# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

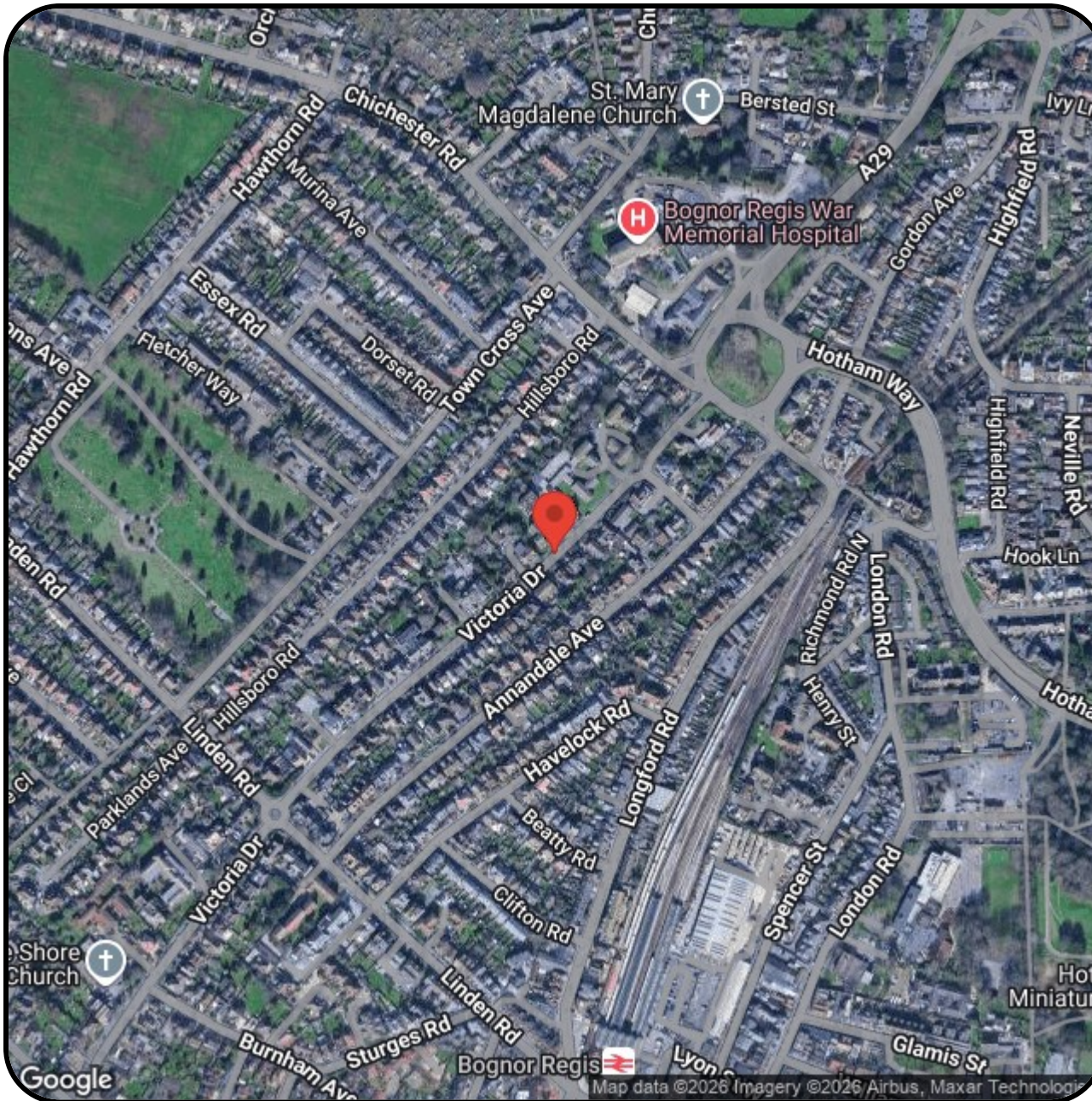
West Sussex

PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(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 B