

Flat 5, 4 Princess Avenue, Bognor Regis, West Sussex, PO21 2QT

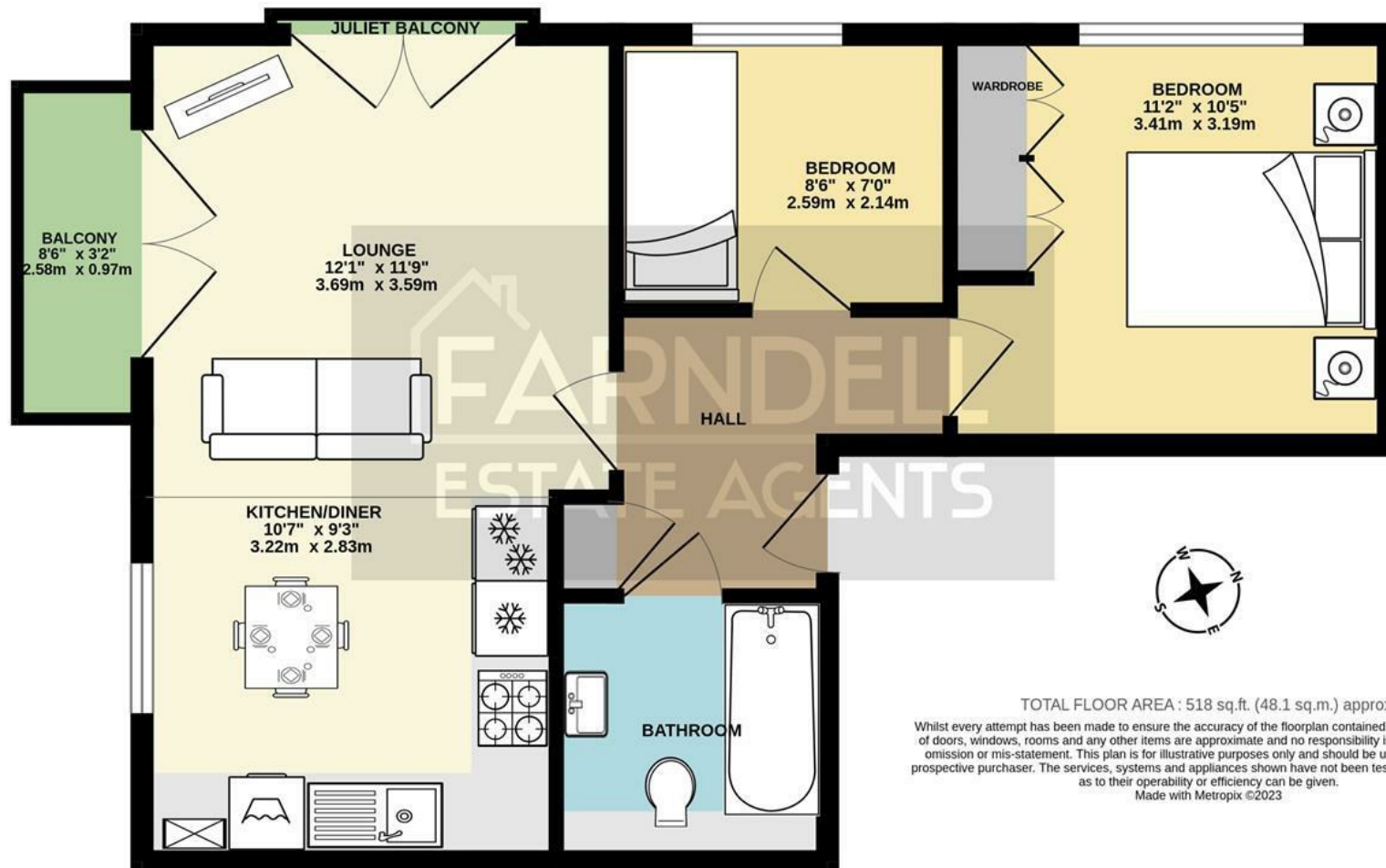
£240,000

Leasehold - Share of Freehold

FARNDSELL
ESTATE AGENTS



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.

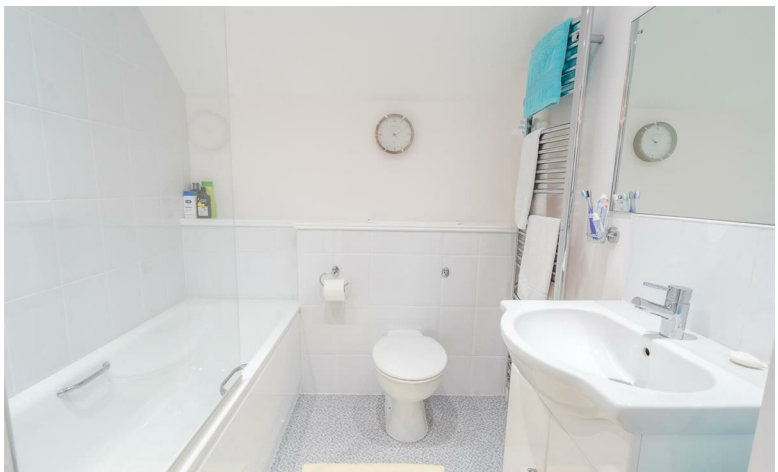
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- Stunning Penthouse Apartment built in 2011 with Loft Space
- Open-Plan Lounge/Kitchen/Diner with Balcony and Sea Views
- 2 Bedrooms
- Family Bathroom
- uPVC Double Glazed and Gas Central Heating
- Allocated Parking Space
- Communal Courtyard, Bin Store and Cycle Shed
- Long Lease Remaining
- Share of Freehold
- Aldwick Location



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
 125 Years from 25th March 2011 -
 113 Years Remaining
Annual Service Charge
 £1,335 per Year
Annual Ground Rent
 Nil
PLEASE NOTE
 that the property owns a 1/5th
 share of the Freehold



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47 Aldwick Road

Bognor Regis

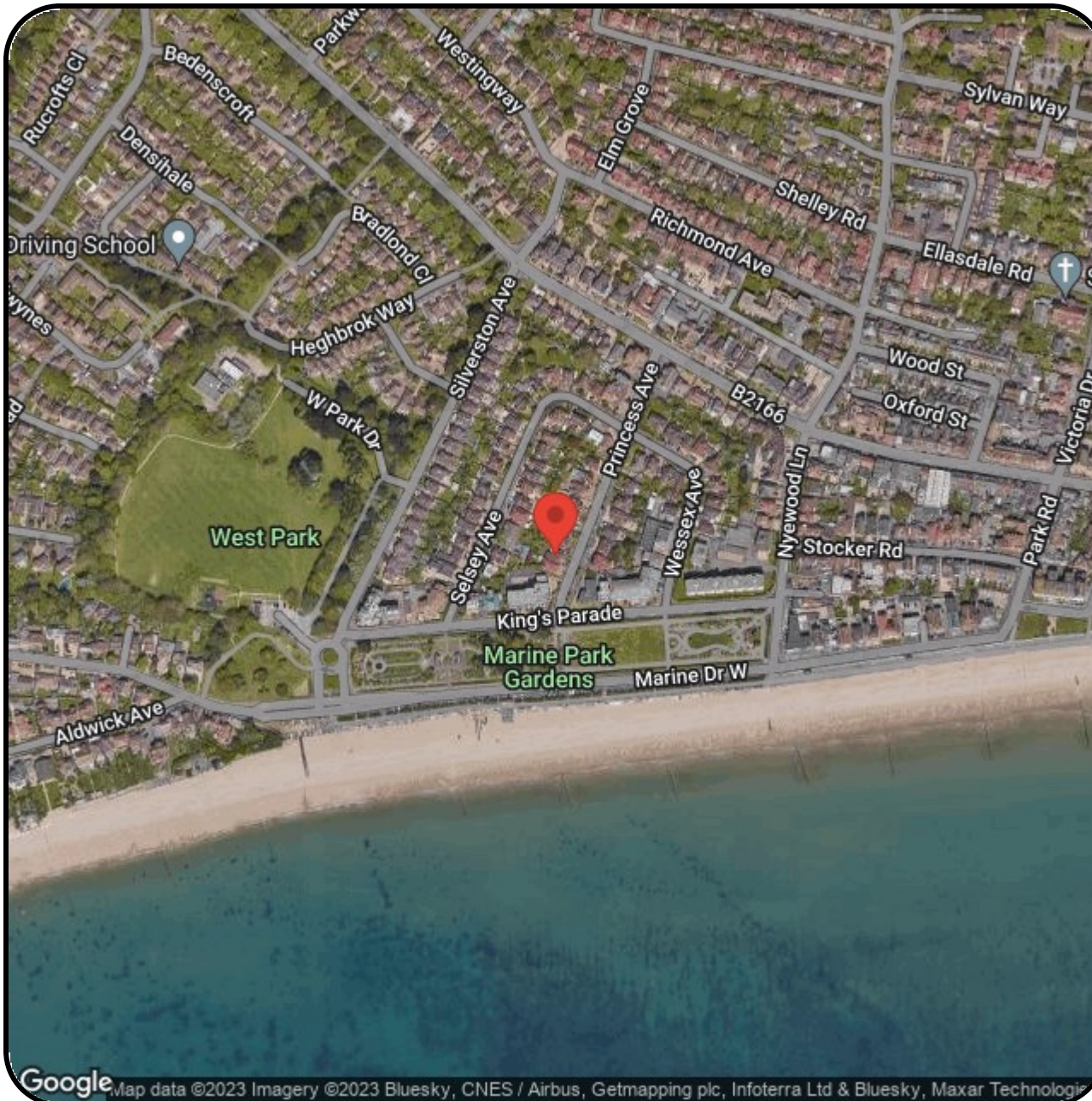
West Sussex

PO21 2NJ

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<http://www.farndells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(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 B