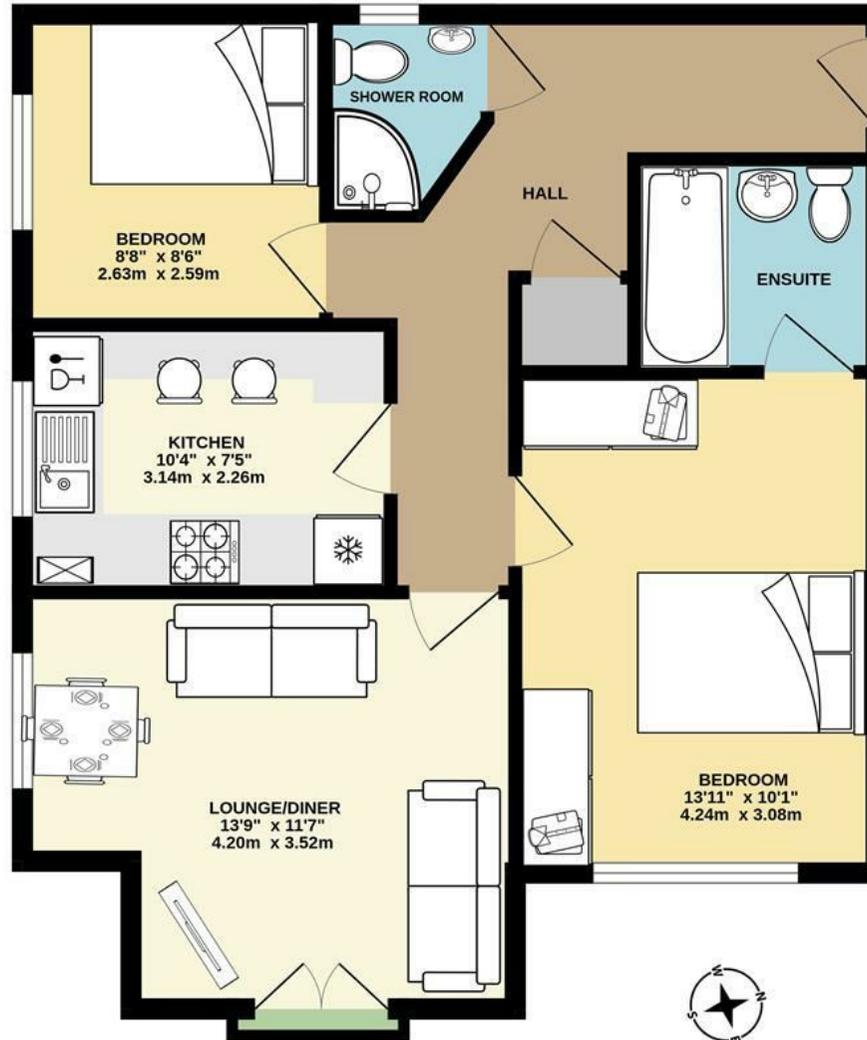


4 Blackmill Court, 27 Princess Avenue, Aldwick, Bognor Regis, West Sussex,  
PO21 2FE  
£240,000 - Leasehold

**FARNDELL**  
ESTATE AGENTS



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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.  
Made with Metropix ©2026

- Purpose-Built 1st Floor Apartment
- Very Well-Presented Throughout
- Lounge/Diner with Juliet Balcony
- Modern Kitchen with Granite Worktops
- 2 Double Bedrooms
- Shower Room and Ensuite Bathroom
- uPVC Double Glazing with Plantation Shutters, and Gas Central Heating
- Lift and Stairs to All Floors and Secure Entry System
- Allcated Parking Space
- Convenient Location within 400 Yards of Local Shops, Bus Routes and the Seafont



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 2008 - 107 Years Remaining

**Annual Service Charge**

£2,200 per Year

**Annual Ground Rent**

£150 per Year



# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

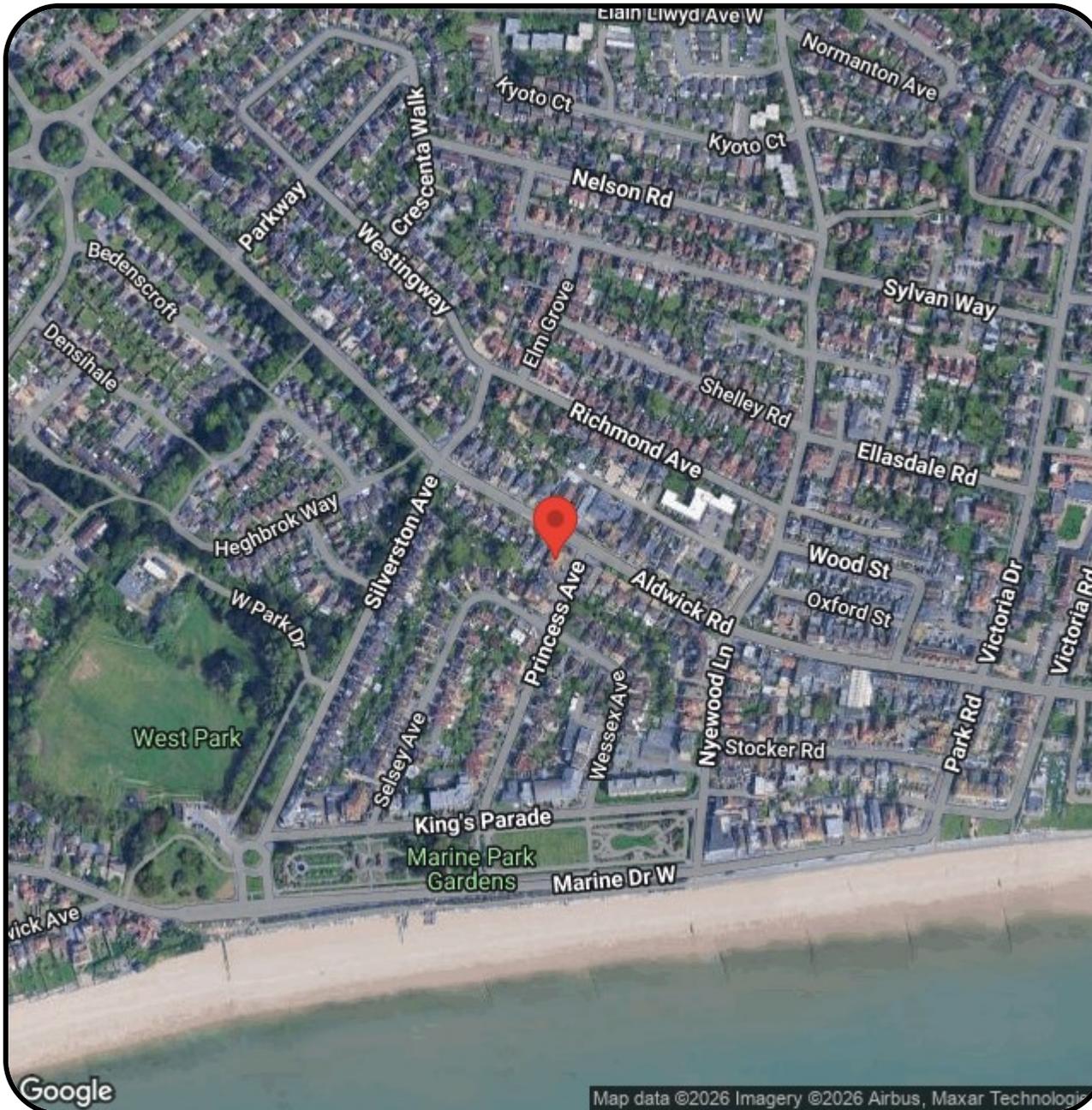
West Sussex

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>                            |                            |           |
| (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<br>2002/91/EC |           |

Council Tax Band B