

Flat 9 Levine Court, Neville Road, Bognor Regis, West Sussex, PO22 8BN

£160,000

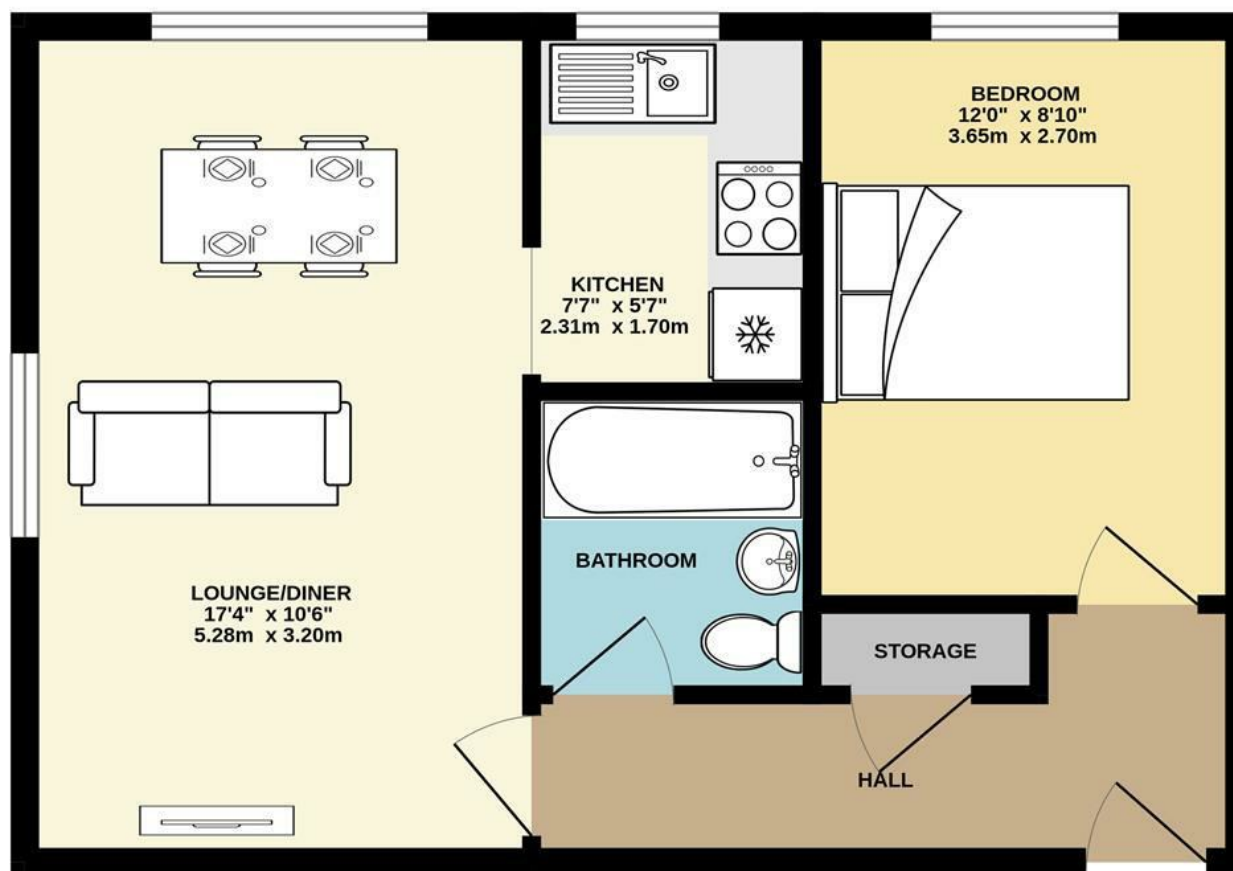
Leasehold - Share of Freehold

**FARNDELL**  
ESTATE AGENTS





**FIRST FLOOR**  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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.  
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- 1st Floor Purpose-Built Flat
- Offered with NO FORWARD CHAIN
- Dual-Aspect Lounge/Diner
- Kitchen
- Double Bedroom with Wardrobe Hanging Space
- Bathroom
- Allocated Parking Space and Visitors' Spaces
- Well Maintained Communal Gardens
- Leasehold with Share of Freehold
- Conveniently situated within 1/2 mile of the Town Centre, Hotham Park and Local Shops and Superstores

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 1995 - 94 Years Remaining

**Annual Service Charge**

£1073 per Year, including Buildings Insurance

**Annual Ground Rent**

£25 per Year

**Please Note that there are restrictions in place to prevent flats in Levine Court from being rented**





# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

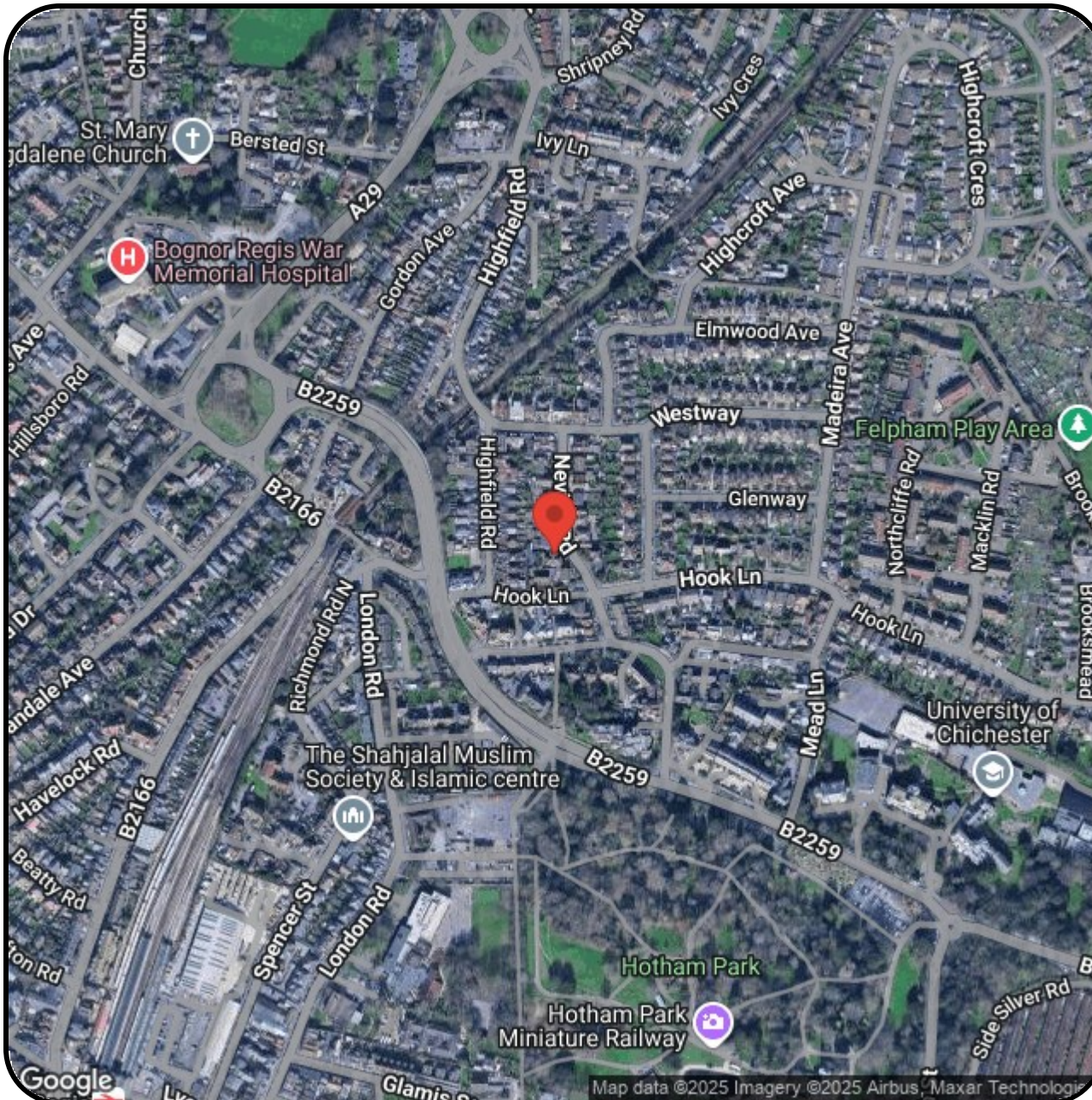
West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto: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>                            |                            | <b>71</b> |
| (55-68) <b>D</b>                            | <b>59</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 A