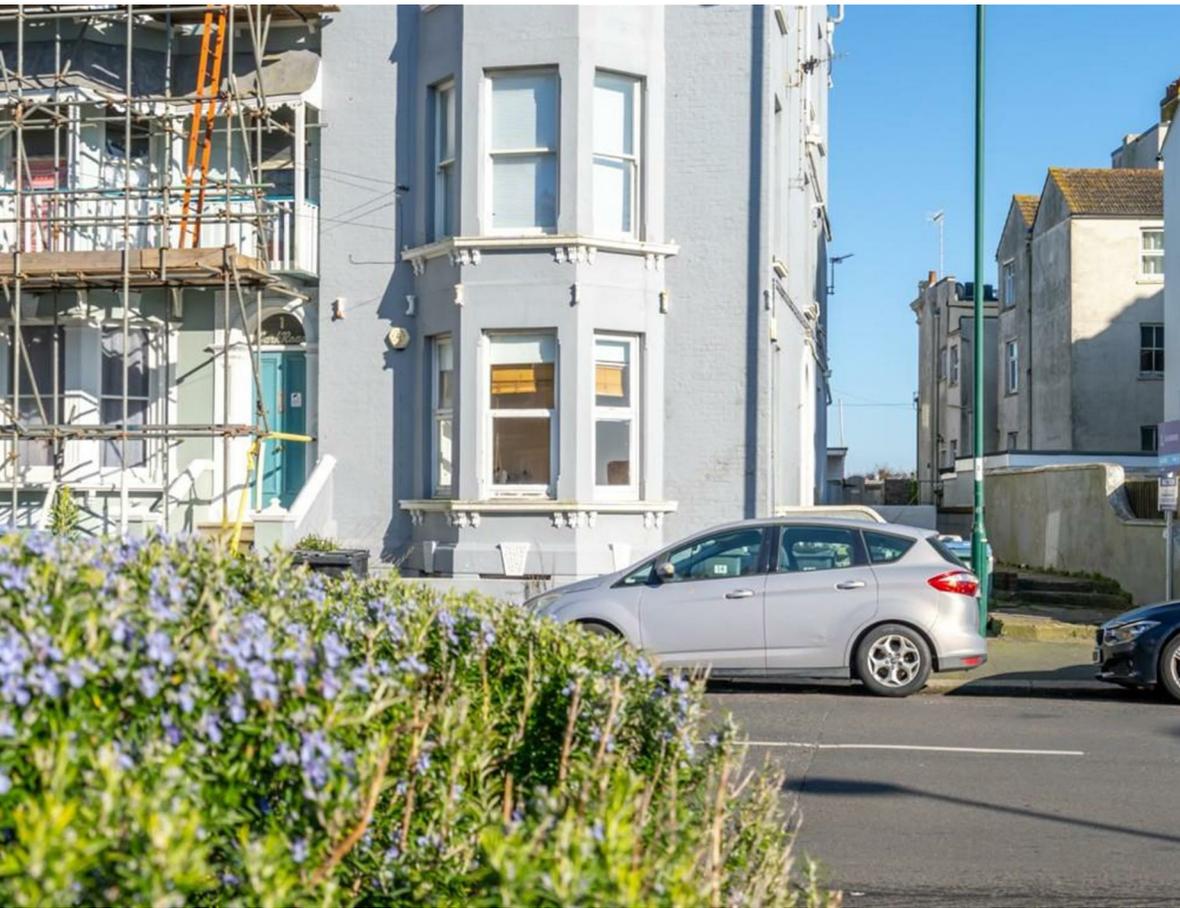


Maisonette, 14 Park Road, Bognor Regis, West Sussex, PO21 2PX

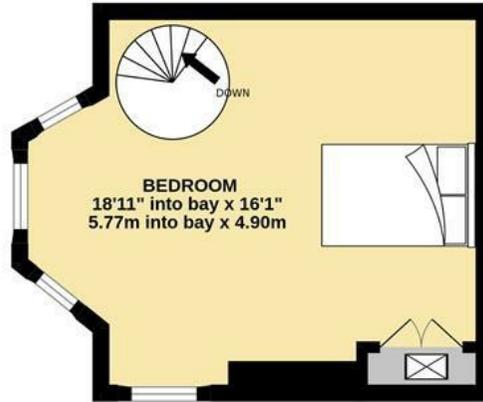
£180,000

Leasehold

FARNDSELL
ESTATE AGENTS



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



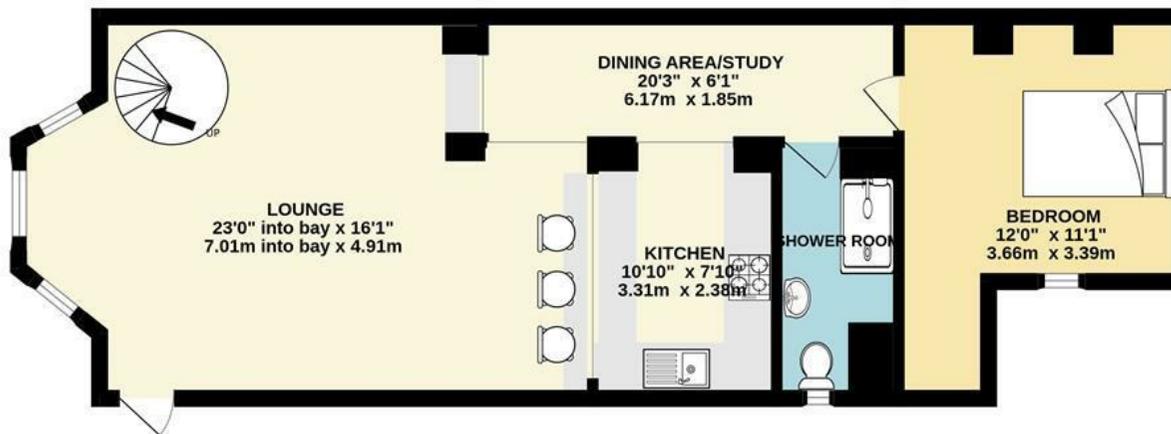
BEDROOM
18'11" into bay x 16'1"
5.77m into bay x 4.90m

TOTAL FLOOR AREA : 986 sq.ft. (91.6 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
703 sq.ft. (65.3 sq.m.) approx.



LOUNGE
23'0" into bay x 16'1"
7.01m into bay x 4.91m

DINING AREA/STUDY
20'3" x 6'1"
6.17m x 1.85m

KITCHEN
10'10" x 7'10"
3.31m x 2.38m

SHOWER ROOM

BEDROOM
12'0" x 11'1"
3.66m x 3.39m

- Lower Ground Floor and 1st Floor Maisonette
- Spacious Accommodation Throughout
- Open-Plan Lounge leading to Modern Kitchen with Breakfast Bar
- Dining/Study Area
- 2 Double Bedrooms
- Modern Shower Room
- Private Entrance Door
- Gas Central Heating
- Offered with NO FORWARD CHAIN
- Located within 200 yards of the Seafront, Local Shops and Bus Routes

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

999 years from 1st July 1973 - 946 years remaining

Annual Service Charge

£648 per year

Annual Ground Rent

£10 per year



FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

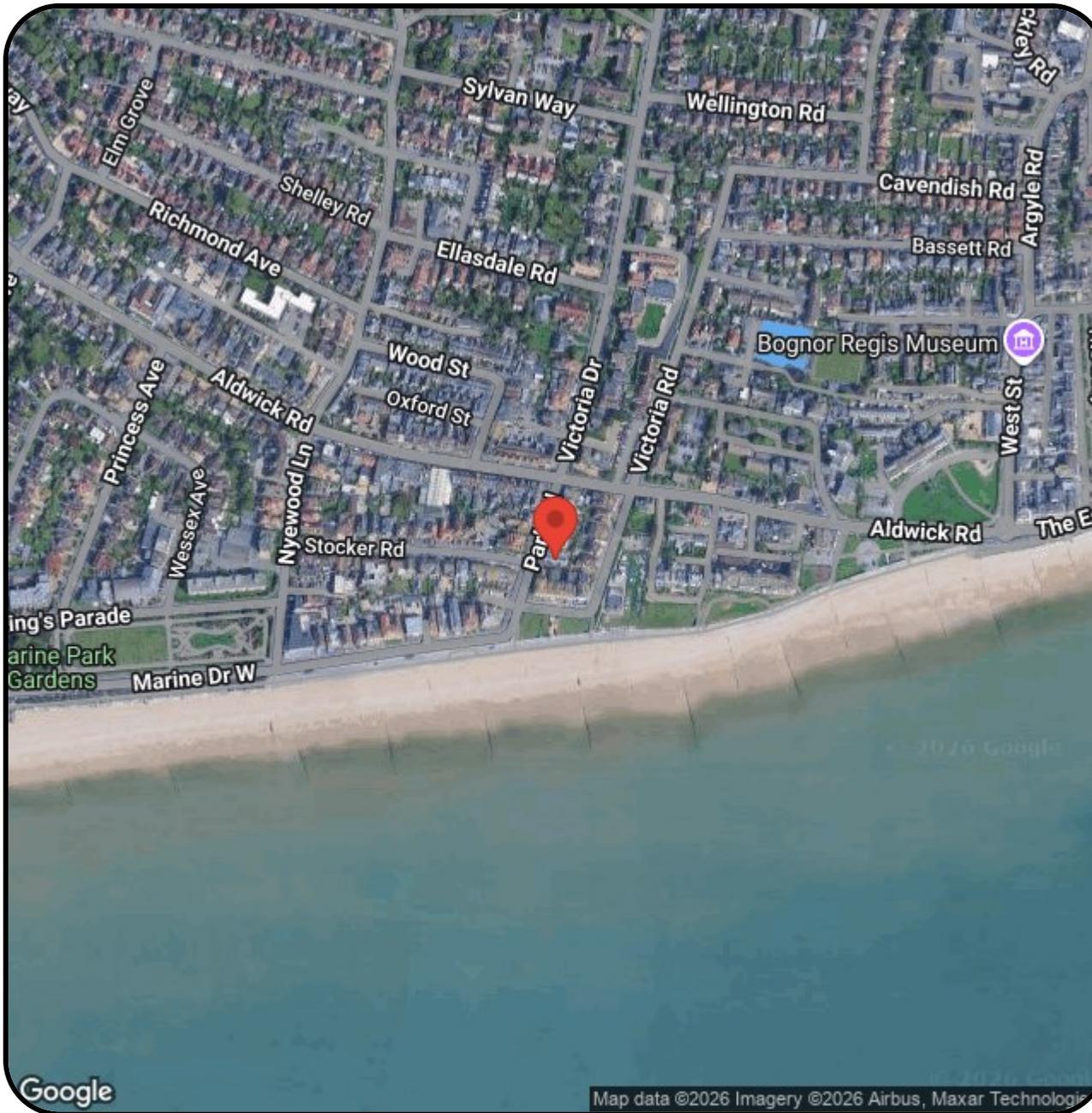
West Sussex

PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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 A