

40C Annandale Avenue, Bognor Regis, West Sussex, PO21 2EU

£190,000

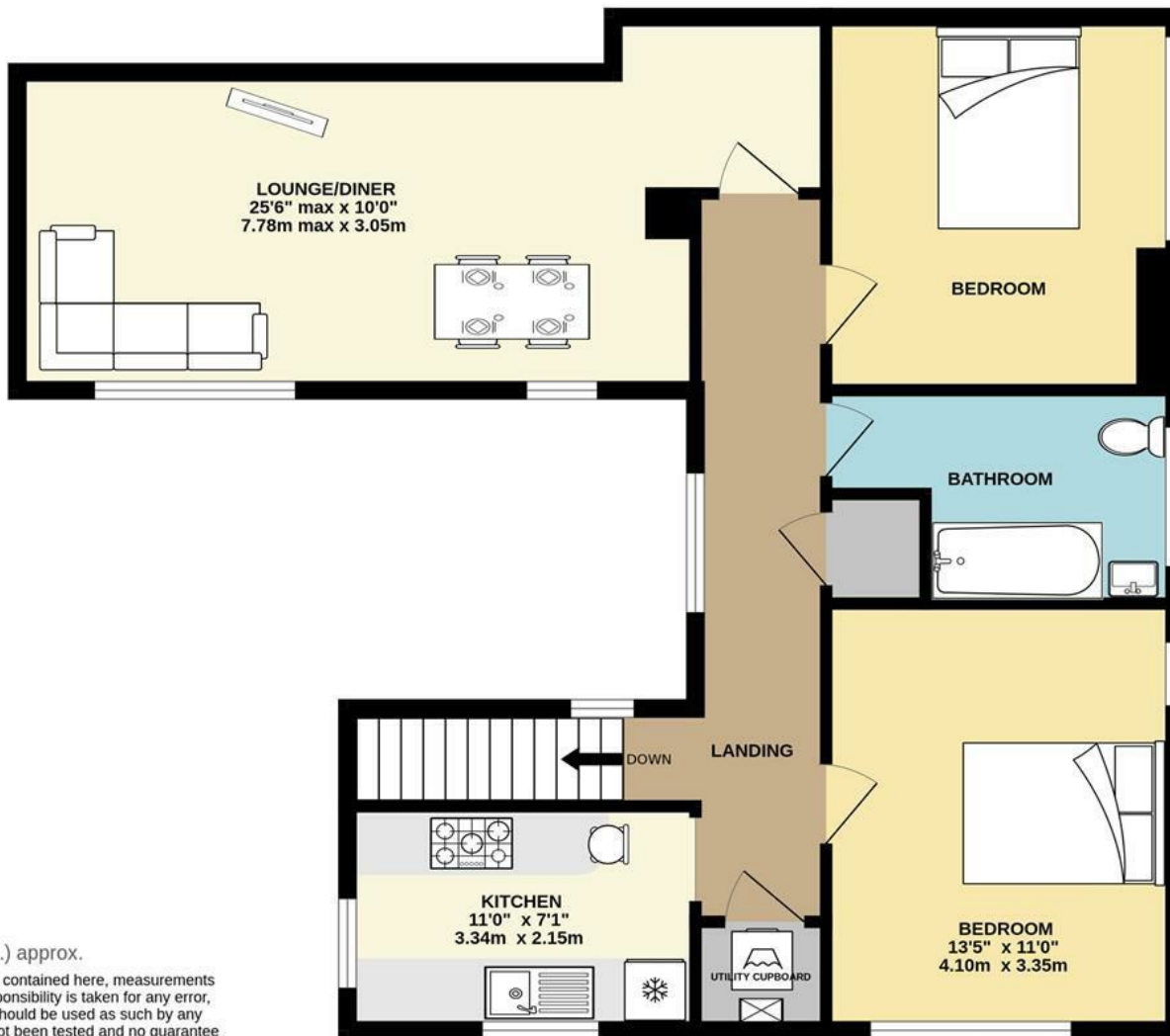
Leasehold

**FARNDSELL**  
ESTATE AGENTS



1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.

GROUND FLOOR  
45 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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- Large 1st Floor Flat with own Private Garden
- Large Lounge/Diner
- Modern Kitchen
- 2 Double Bedrooms
- Modern Bathroom
- Own Private Entrance
- uPVC Double Glazing and Gas Central Heating
- Ground Rent £15 per year and 25% share of Service Charge
- Conveniently situated within 800 Yards of Bognor Regis Railway Station and 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**

99 Years from 1st March 2019 - 92 Years Remaining

**Annual Service Charge**

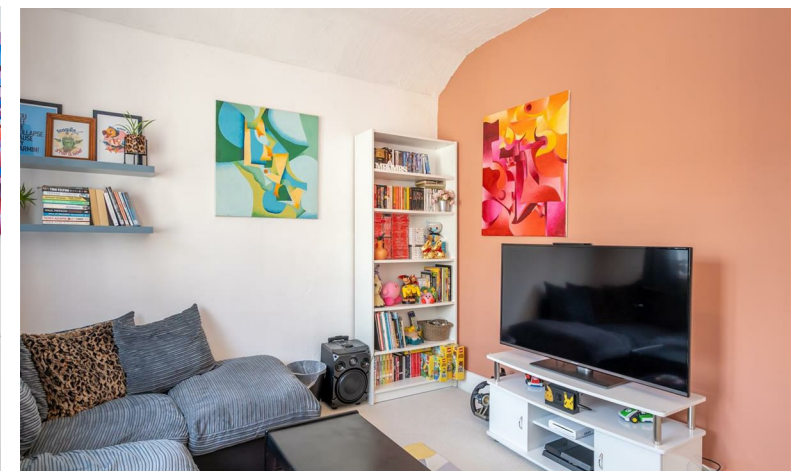
25% share of any costs

**Annual Ground Rent**

£15 per year

**Annual Buildings Insurance**

£193.65 for the current year



# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

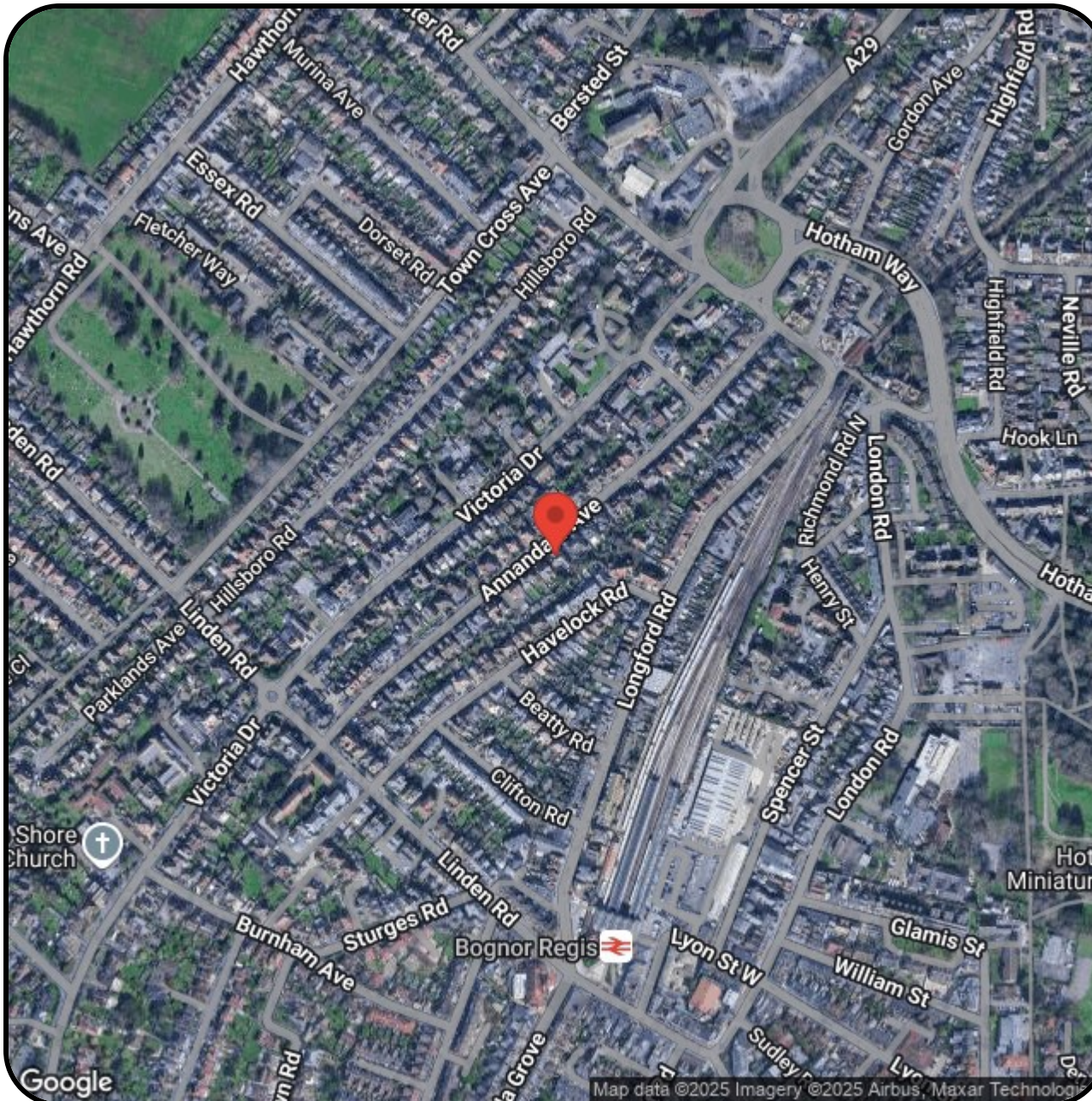
West Sussex

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>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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