

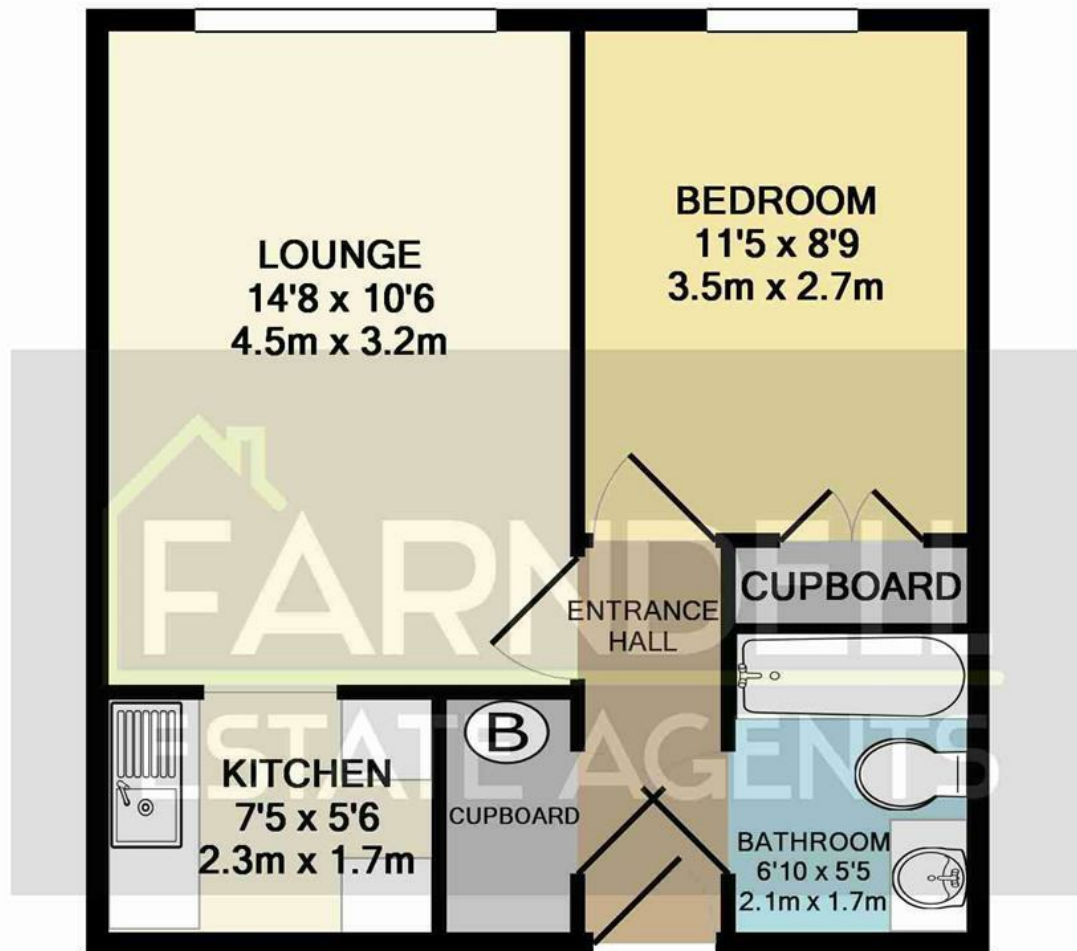
Flat 34 Homecroft House Sylvan Way, Bognor Regis, West Sussex, PO21 2NQ

£80,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS





TOTAL APPROX. FLOOR AREA 387 SQ.FT. (35.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- 1 Bedroom First Floor Chain Free Retirement Apartment
- Age Exclusive to 60 Years and Above
- Lounge
- Kitchen
- Bathroom
- uPVC Double Glazed and Electric Heating
- Residents Lounge, Games Area, Laundry Room and Lift to All Floors
- House Manager and Emergency Care System for Residents
- Communal Gardens and Residents Parking
- Within 800 Yards Level Walk to Local Shops, Bus Services and the Beach

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:

Tenure: Leasehold

Lease: 99 years from the 1st September 1982

Ground Rent: £800.00 per year

Service Charge: £2,349.04 includes Water and Building Insurance

**LOCAL AUTHORITY**

Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500



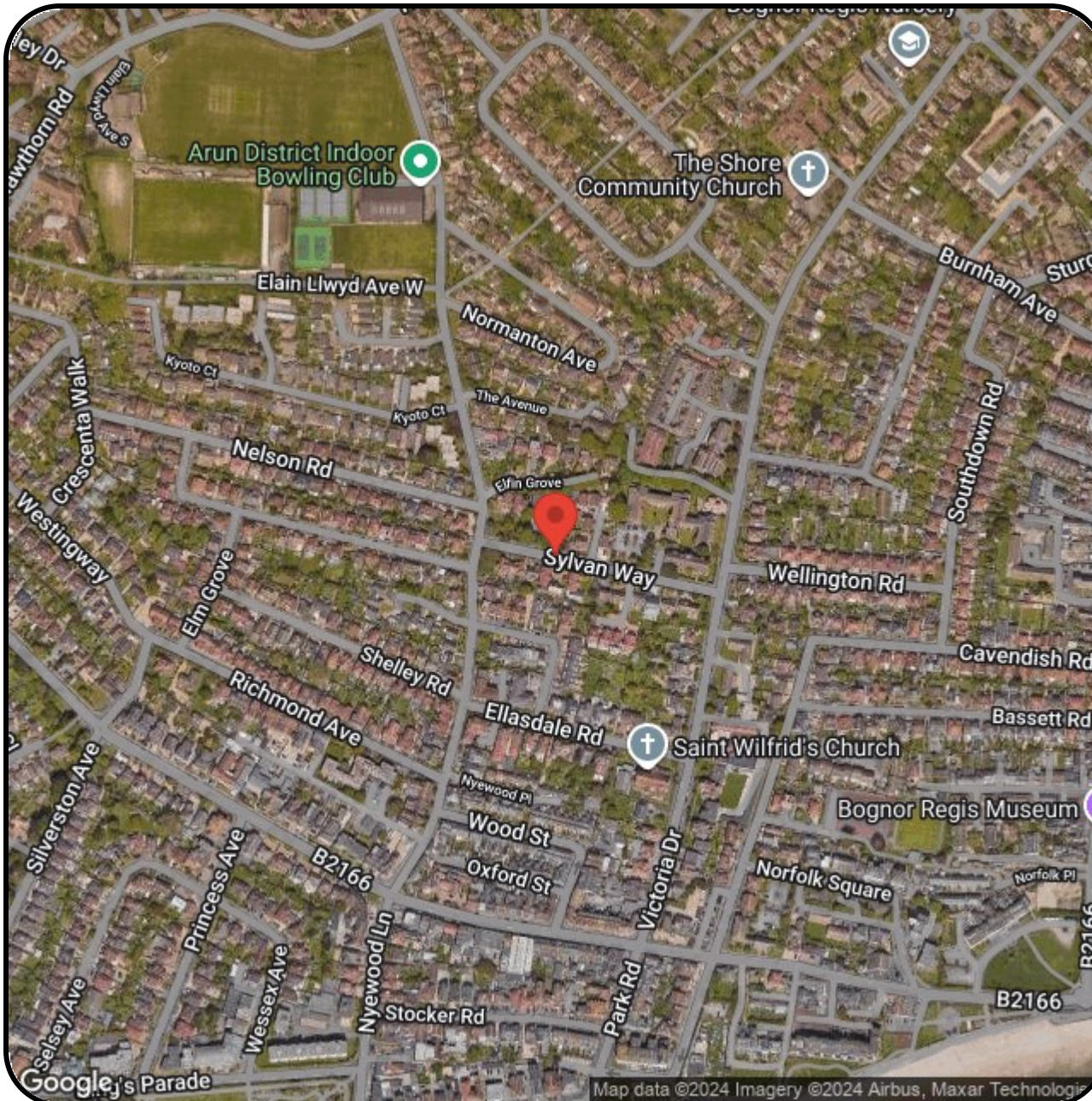
# FARDELL

## ESTATE AGENTS


79 Aldwick Road  
 Bognor Regis  
 West Sussex  
 PO21 2NW  
 01243 869991

[sales@fardells.com](mailto:sales@fardells.com)

<http://www.fardells.com>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	79
(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 2002/91/EC 	

Council Tax Band A