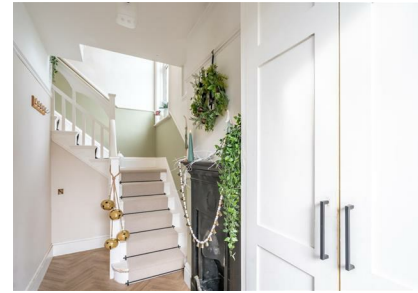


45a Annandale Avenue, Bognor Regis, West Sussex, PO21 2ES

£240,000

Leasehold

**FARNDSELL**  
ESTATE AGENTS



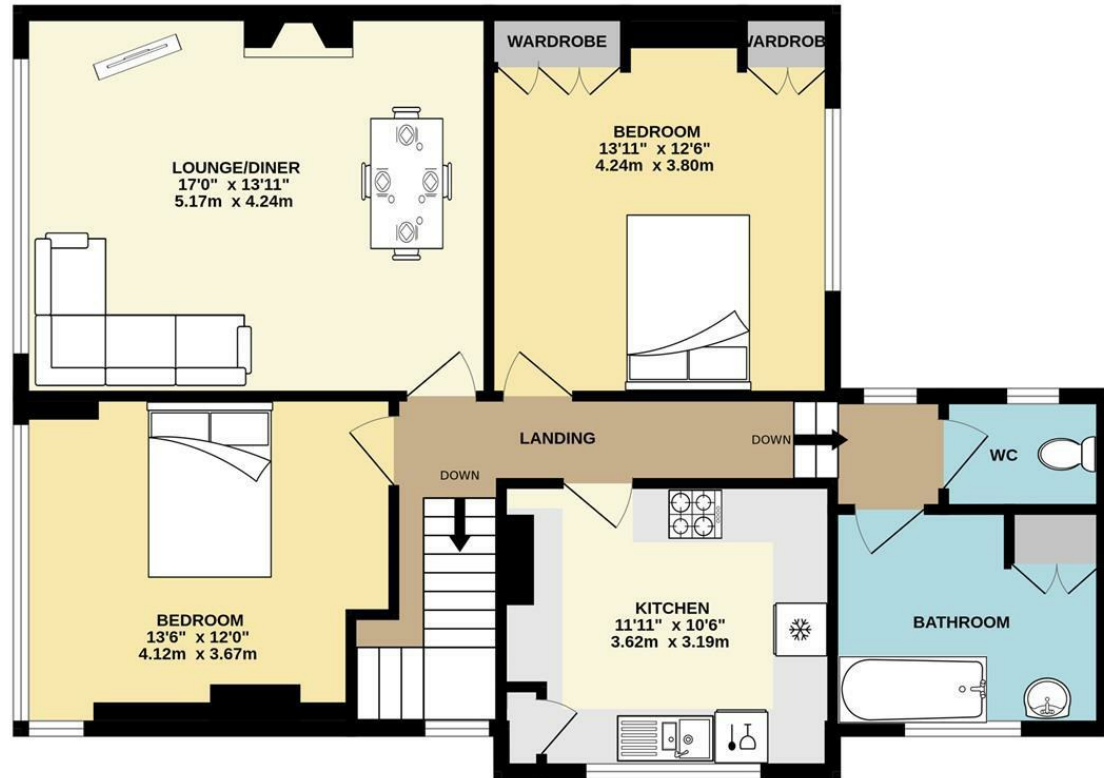
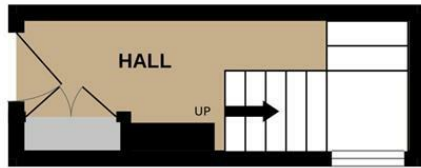
GROUND FLOOR  
74 sq.ft. (6.9 sq.m.) approx.

1ST FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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 ©2025



- Superbly Presented First Floor Apartment
- Generous Lounge/Diner With Open Fire Place
- Refitted Kitchen With Built In Appliances
- Two Double Bedrooms
- Refitted Larger Than Average Bathroom With Separate WC.
- Gas Fired Central Heating And Double Glazing
- Own Entrance Door With Feature Fire Place In Entrance Way
- Balance Of A 999 Year Lease Remaining
- Impressive Accommodation Spanning 953 Sq.Ft
- Convenient Location For Town Centre And Mainline Railway Station



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 24th September 1971 - 945 Years Remaining

**Annual Service Charge/Buildings Insurance**

50% of the costs for the building

**Annual Ground Rent**

Nil



# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

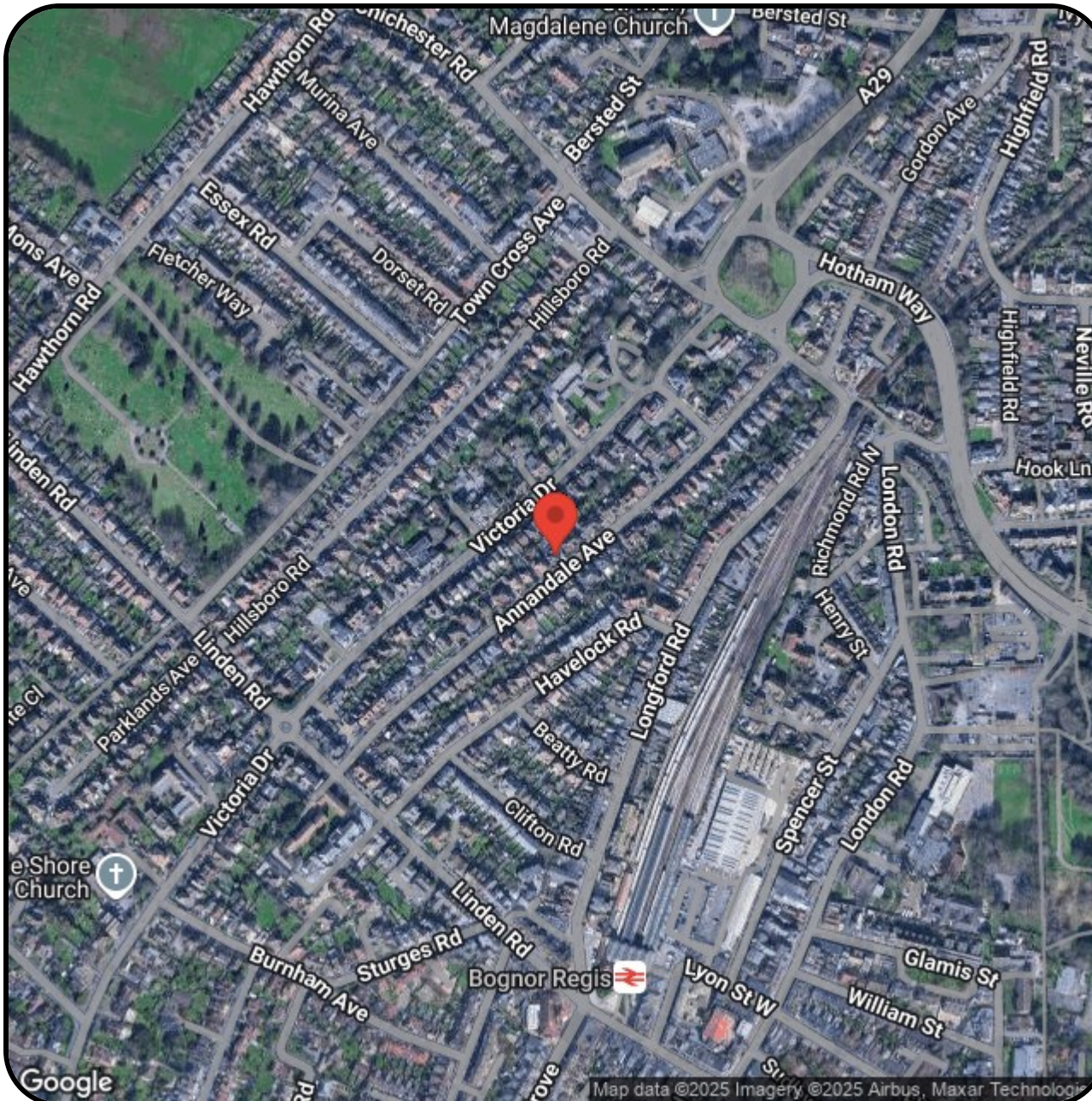
West Sussex


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>	64	70
(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 B