20a The Parade, Parade, Bognor Regis, West Sussex, PO21 4TW
£170,000
Leasehold

FARNDELL
ESTATE AGENTS







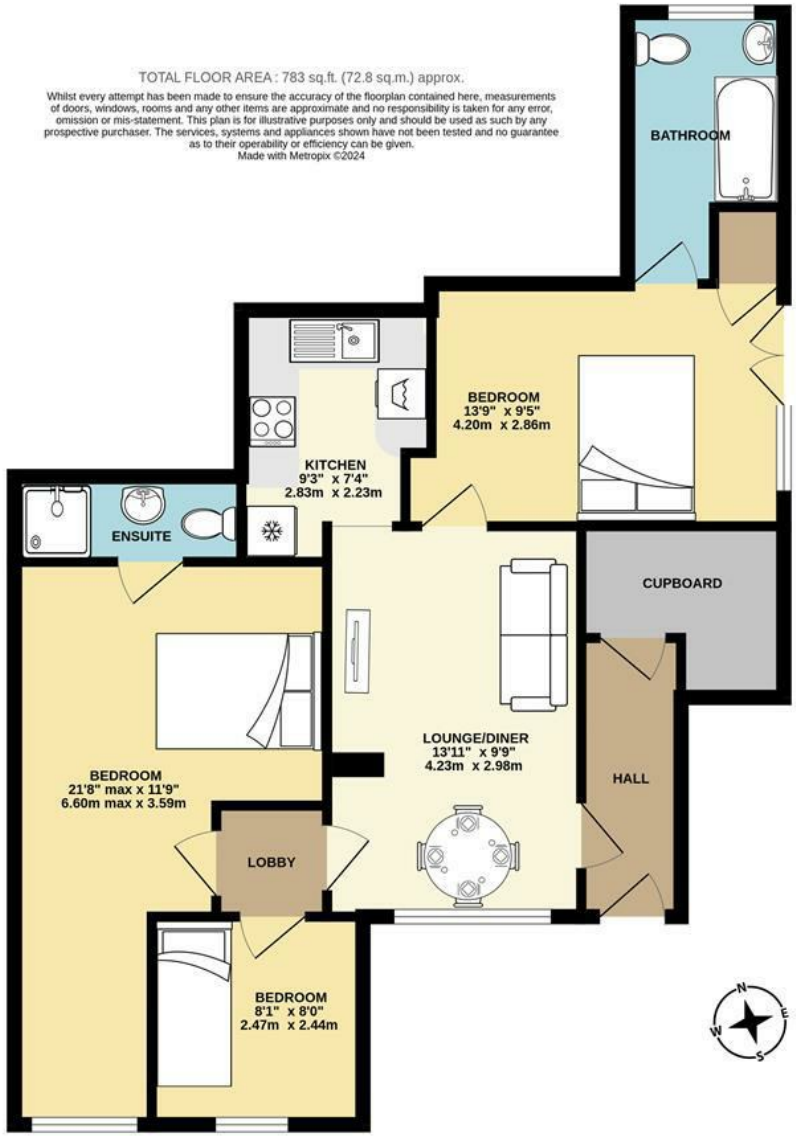








GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



- Ground Floor Purpose Built Apartment
- Lounge/Diner
- Modern Kitchen
- 3 Bedrooms (2 Doubles, 1 Single)
- 2 Ensuites (1 Bathroom, 1 Shower Room)
- uPVC Double Glazing and Gas Central Heating
- Own Private Entrance
- Remainder of 199 Year Lease
- Conveniently Situated adjacent to Local Shops and Bus Routes and within 400 Yards of the Seafront
- Ideal First Home, Rental Investment or Holiday Let



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:

<u>Length of Lease</u>
199 years from 29th Septmeber 2008 - 181 years remaining

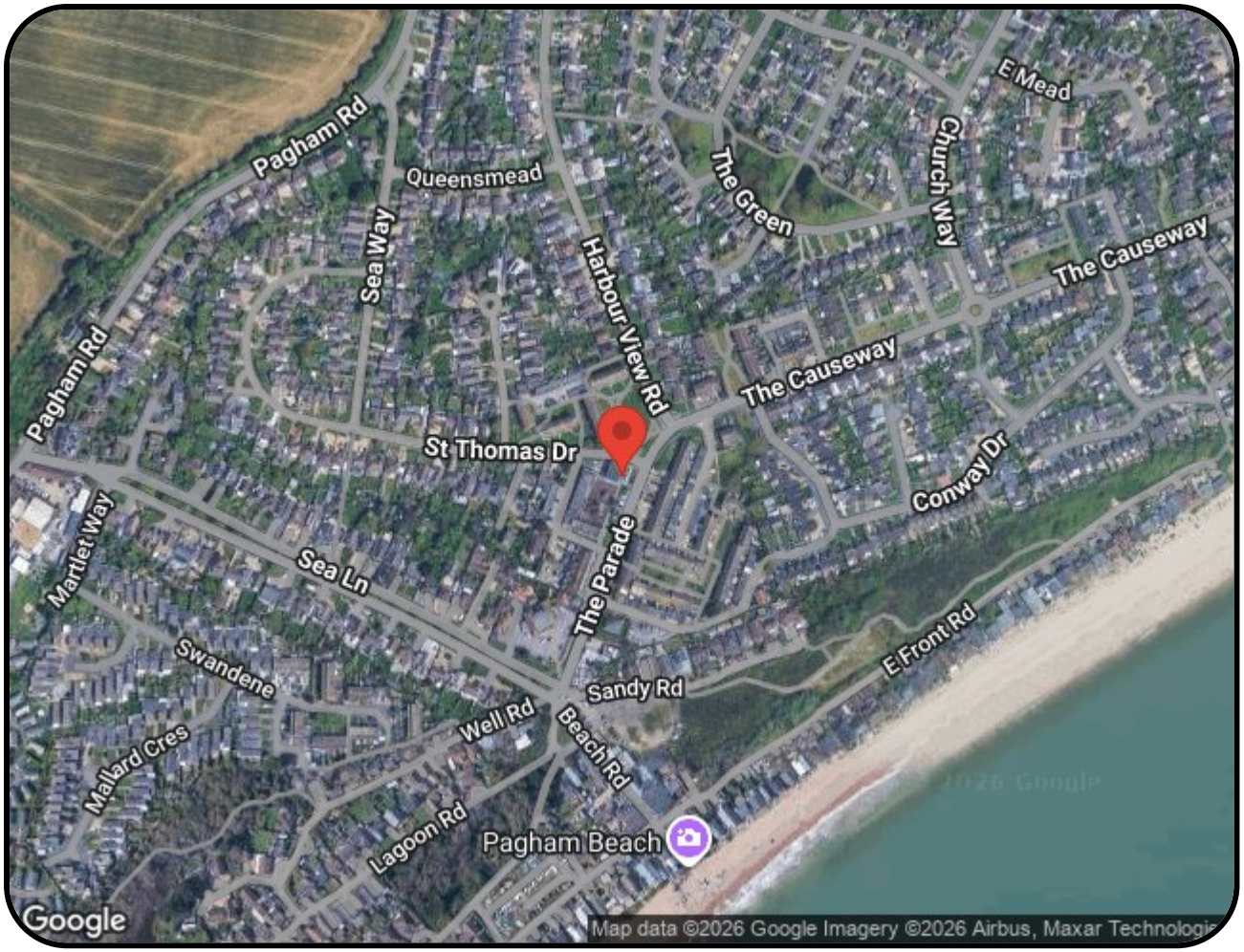
<u>Annual Service Charge</u>
£611.49 per year (for the period 4/24 to 3/25)

<u>Annual Ground Rent</u>
£250 per year

<u>Annual Buildings Insurance</u>
£755.29 per year (for the period 1/24 to 12/24)







PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

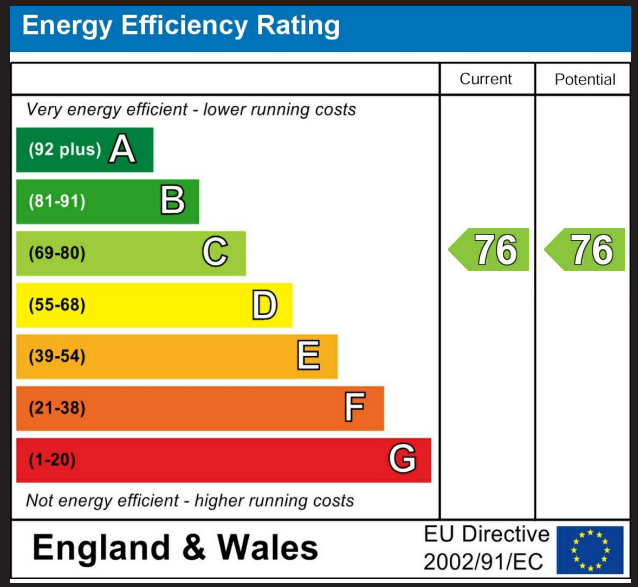
Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

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Council Tax Band B