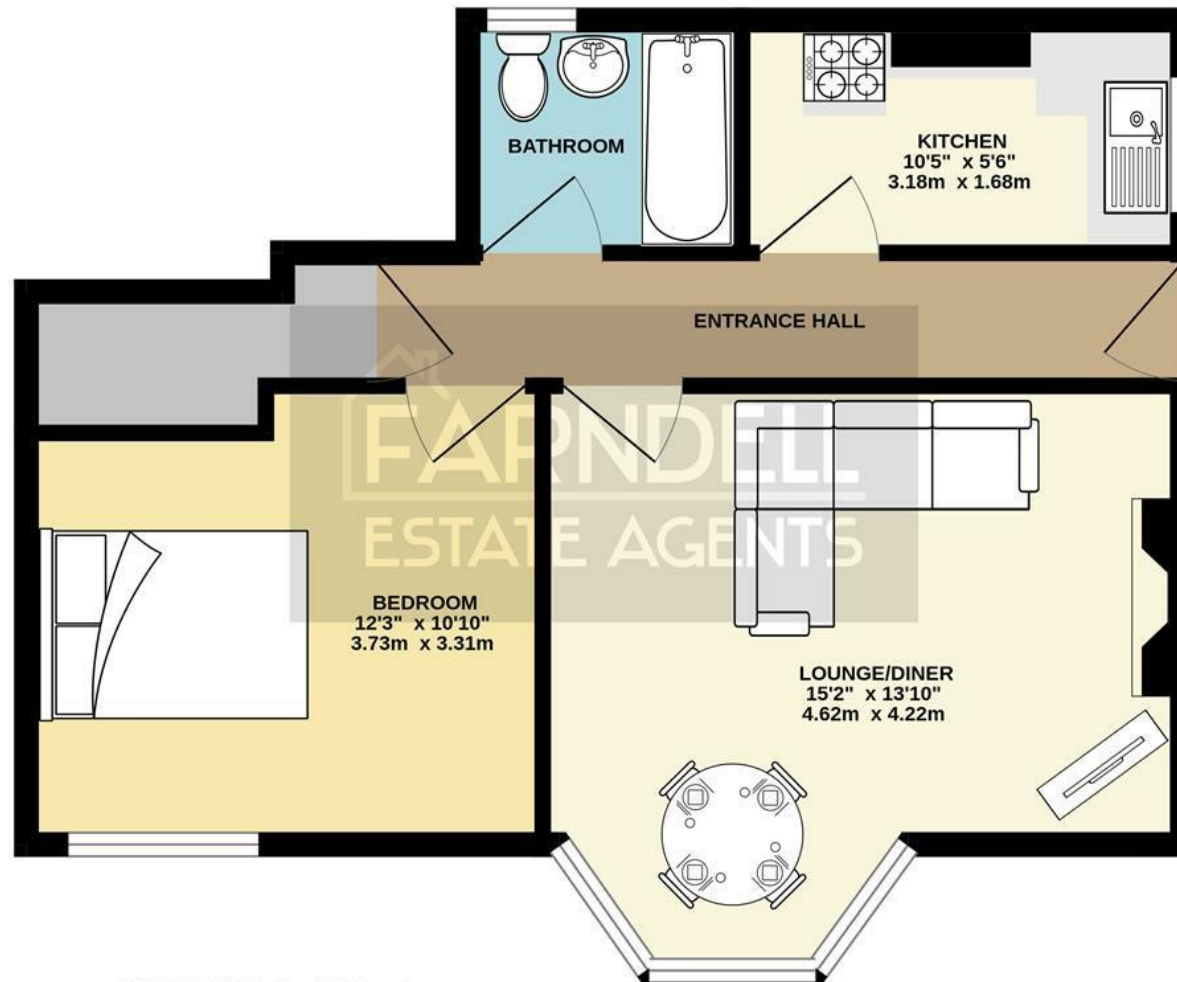


2a Elizabeth Court, Victoria Road South, Bognor Regis, West Sussex, PO21 2NB
£120,000
Leasehold - Share of Freehold

FARNDELL
ESTATE AGENTS



UPPER GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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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- Upper Ground Floor Apartment
- Lounge/Diner with Bay Window
- Modern Kitchen
- Double Bedroom
- Modern Bathroom
- Part uPVC Double Glazed and Gas Central Heating
- No Forward Chain
- 98 Years Remaining on Lease and Share of Freehold
- Side Sea Views
- High Ceilings and Character Features

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

125 Years from 1st January 1998 -
98 Years Remaining

Annual Service Charge

£3050

Annual Ground Rent

£150 Per Year



FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

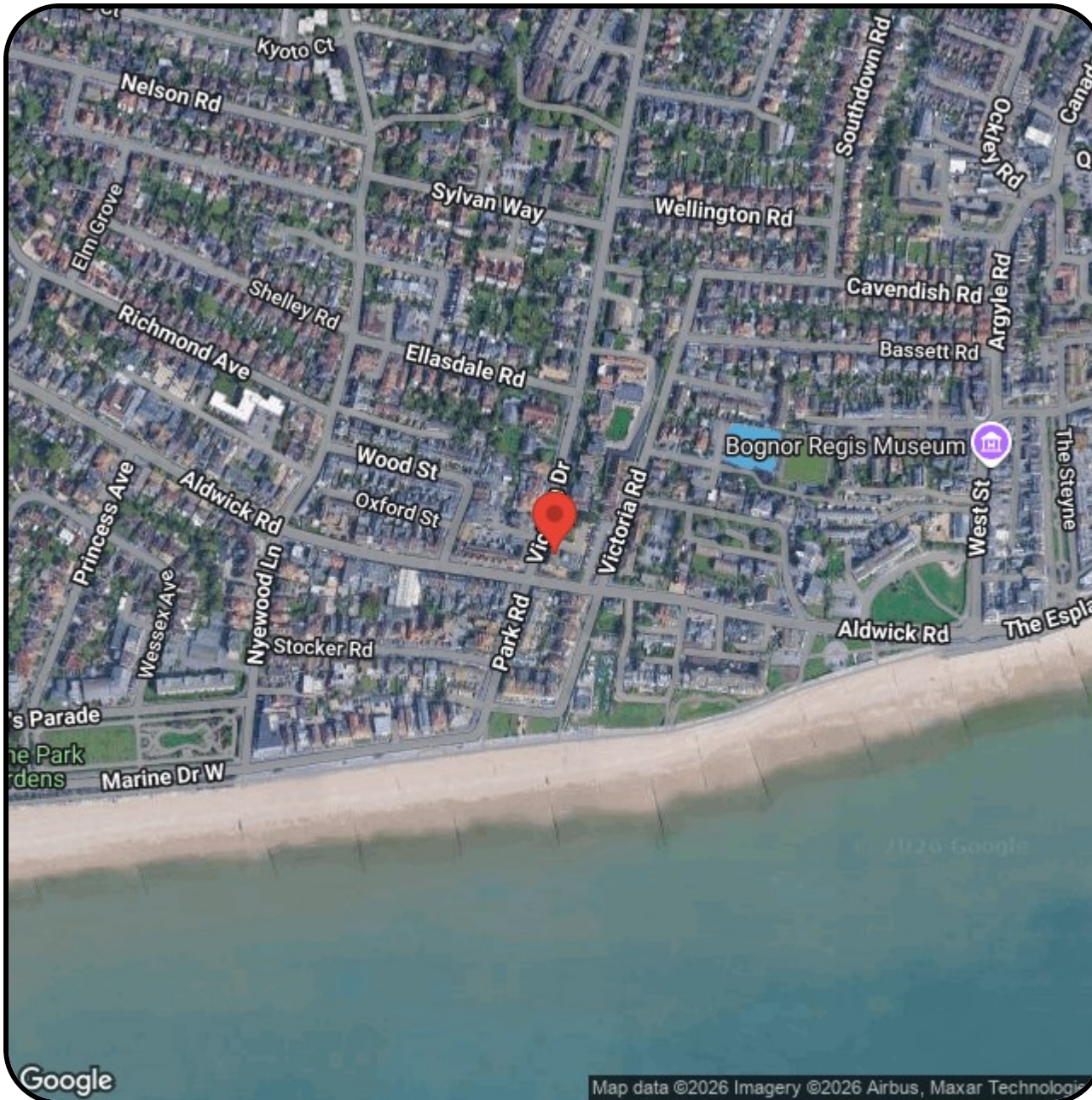
West Sussex

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		75
(55-68) D	63	
(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 B