

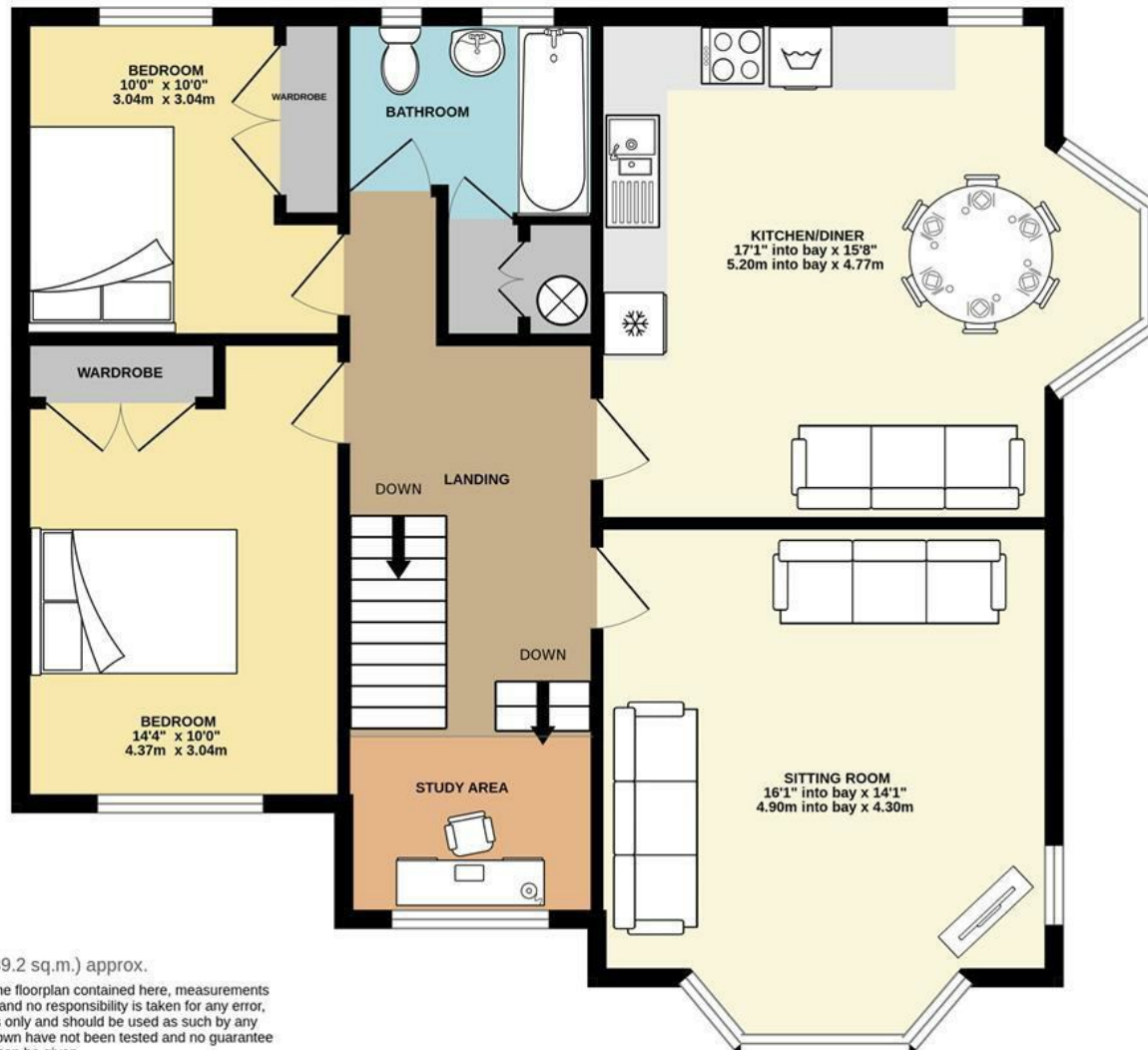
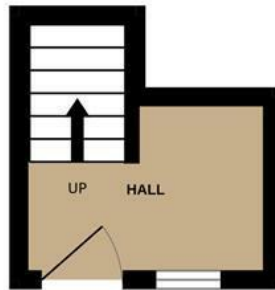
Top Floor Flat, 24 Neville Road, Bognor Regis, West Sussex, PO22 8BN
£230,000
Leasehold with the FREEHOLD to the building

FARNDELL
ESTATE AGENTS



GROUND FLOOR
52 sq.ft. (4.8 sq.m.) approx.

1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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- Very Large 1st Floor Apartment occupying the entire top floor of this Victorian House
- Large Sitting Room with Bay Window
- Generous Kitchen/Diner with Bay Window
- 2 Double Bedrooms
- Modern Bathroom
- Central Landing with Study Area
- uPVC Double Glazing and Gas Central Heating
- Own Private Rear Garden and Allocated Parking
- Offered with NO FORWARD CHAIN
- Leasehold with Freehold to the Building and Very Long Lease

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 31st March 2000 - 973 years remaining

Annual Service Charge

£720 per Year, plus 50% of any costs

Annual Ground Rent

Nil



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79 Aldwick Road

Bognor Regis

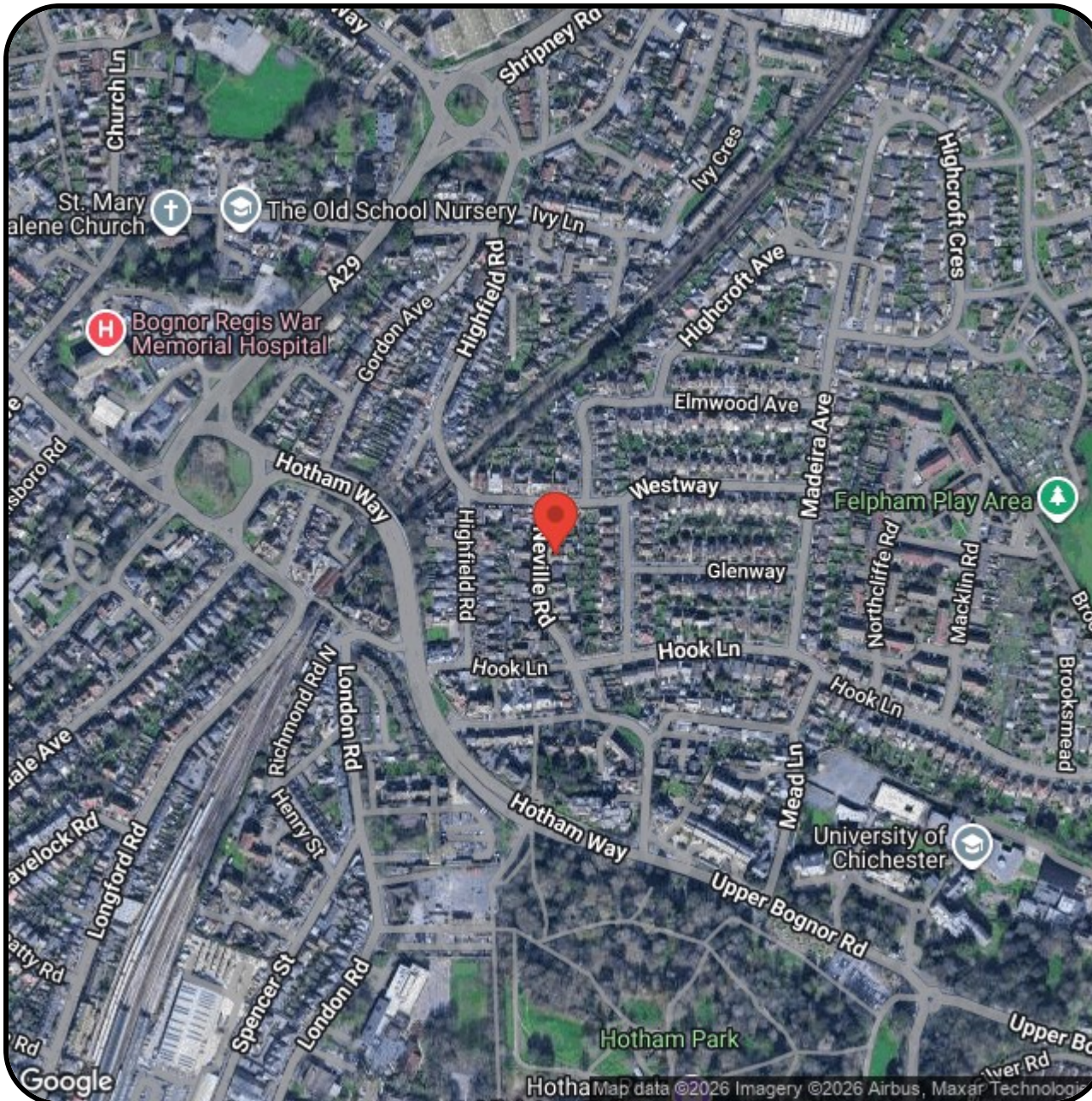
West Sussex

PO21 2NW

01243 869991

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<http://www.farndells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(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