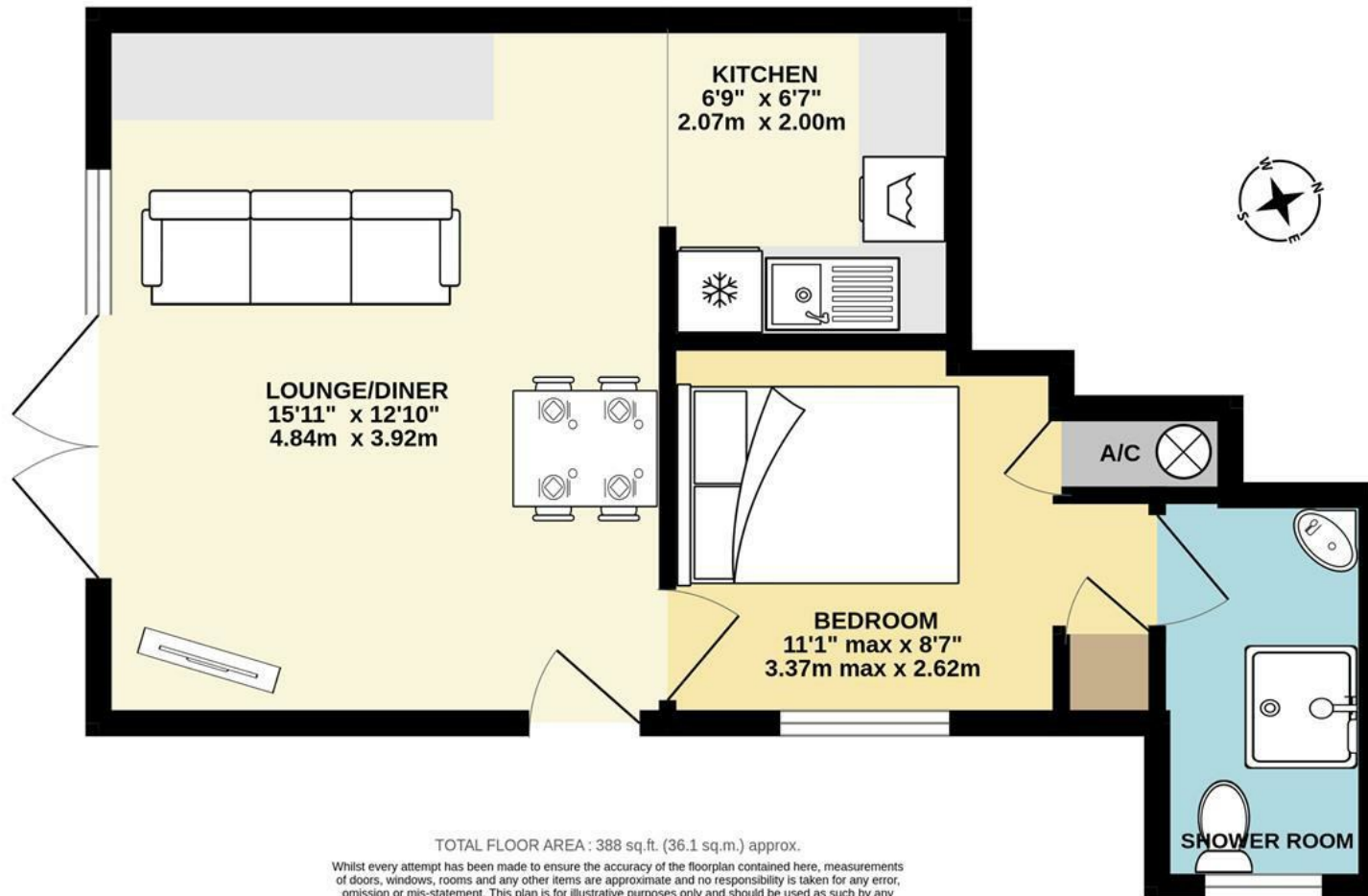


Flat 2, 5 Richmond Avenue, Bognor Regis, West Sussex, PO21 2YE  
£80,000  
Leasehold

**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.1 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 ©2026

- Ground Floor Garden Flat offered with NO FORWARD CHAIN
- Lounge/Diner
- Kitchen
- Bedroom
- Shower Room
- Private Rear Courtyard
- Own Private Entrance
- Double Glazing and Electric Heating
- Residents' Parking to Rear
- Conveniently Located within 400 Yards of Local Shops, Bus Routes 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:

#### Length of Lease

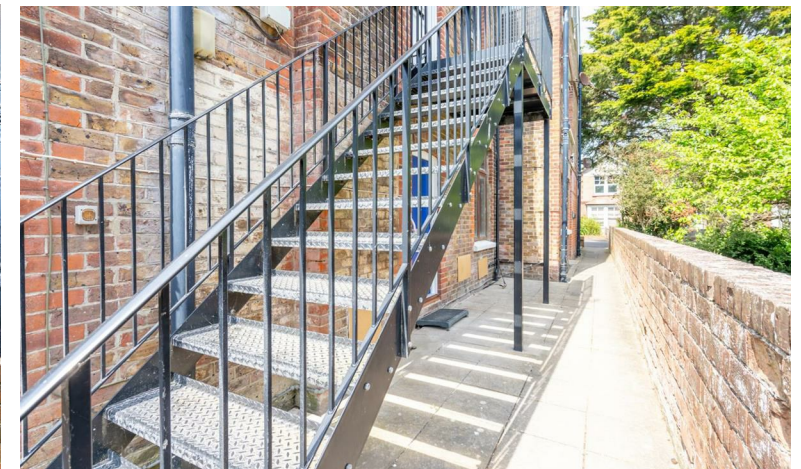
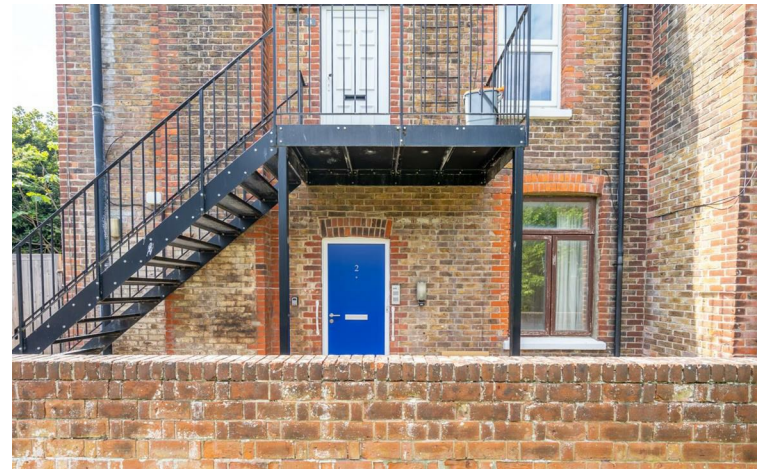
125 Years from 24th June 1988 - 87 Years Remaining

#### Annual Service Charge

£3100 for 2026, including £1068 for external decorations and £455.80 for building's insurance

#### Annual Ground Rent

£100 per year



79 Aldwick Road

Bognor Regis

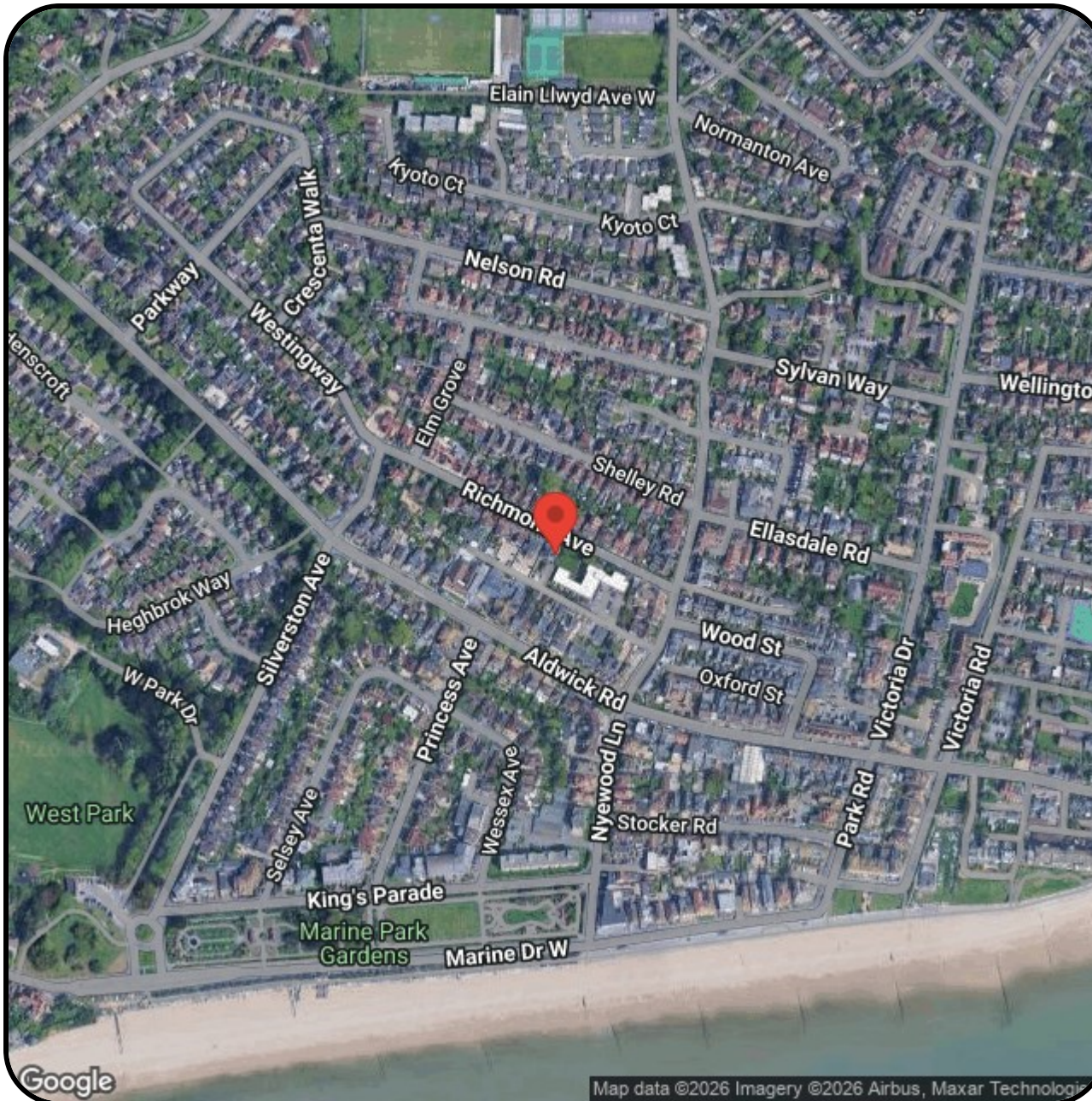
West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto: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>                            |           | <b>71</b>                                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>49</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