

Rewley, Oxford Street, Bognor Regis, West Sussex, PO21 2PG

£200,000

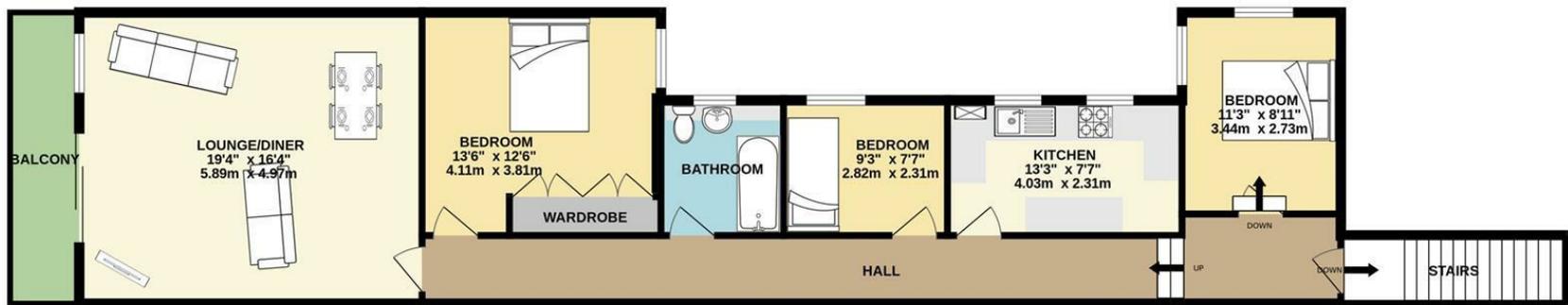
Leasehold

**FARNDSELL**  
ESTATE AGENTS



# 1ST FLOOR

1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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 First Floor Apartment
- Lounge/Diner
- Small Balcony overlooking Aldwick Road
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating and uPVC Double Glazing
- Local Shops, West Park, the Sea Front & Bus Routes closeby
- Currently tenanted but can be offered with NO FORWARD CHAIN



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 18th April 2023 - 122 Years Remaining

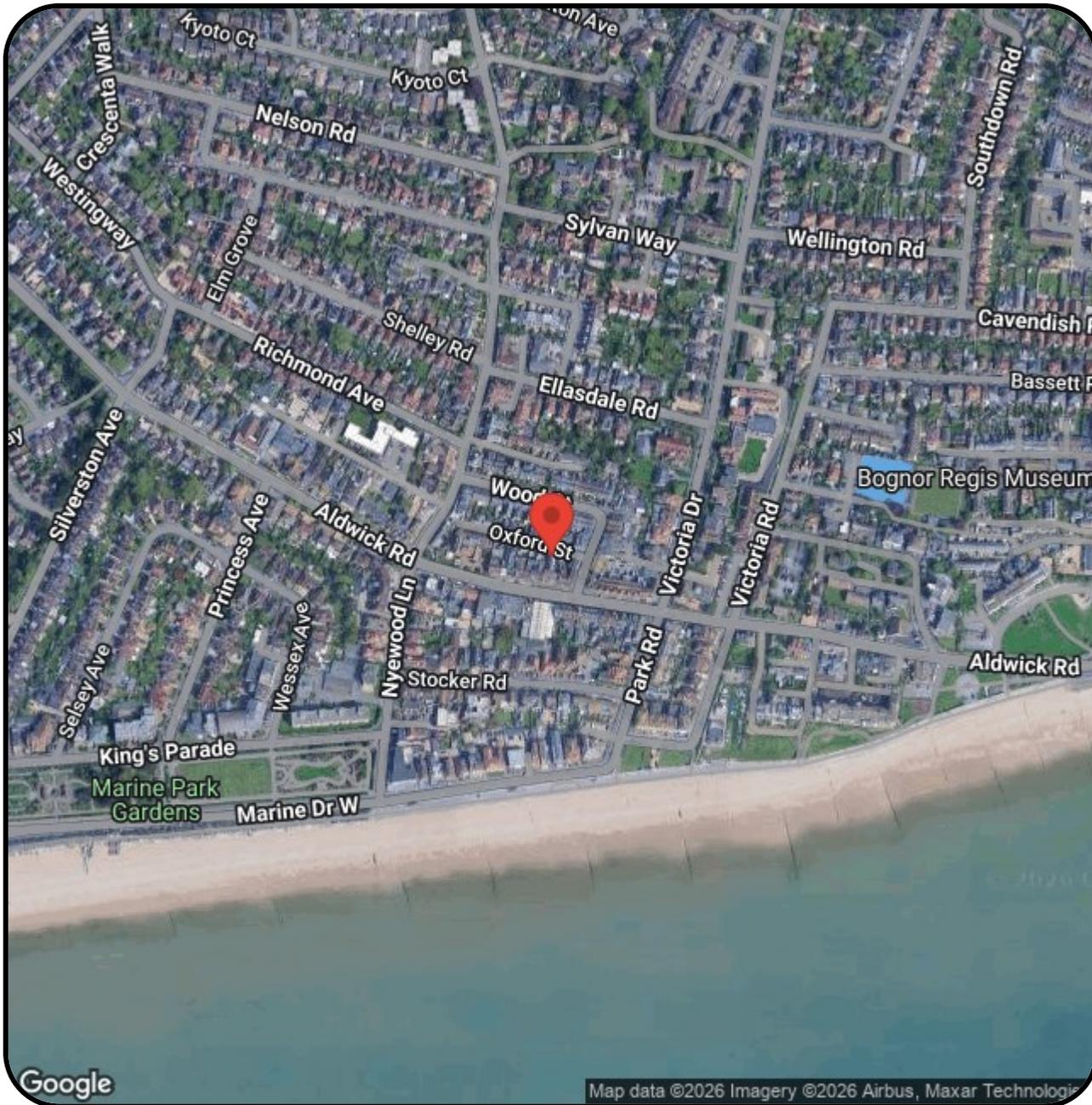
**Annual Service Charge**

50% of the overall cost for the building, including Building's Insurance. For the last 12 months, this has been c. £549.

**Annual Ground Rent**

Nil





# FARDELL

## ESTATE AGENTS

79 Aldwick Road  
 Bognor Regis  
 West Sussex  
 PO21 2NW  
 01243 869991

lettings@fardells.com  
<http://www.fardells.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>	60	69
(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