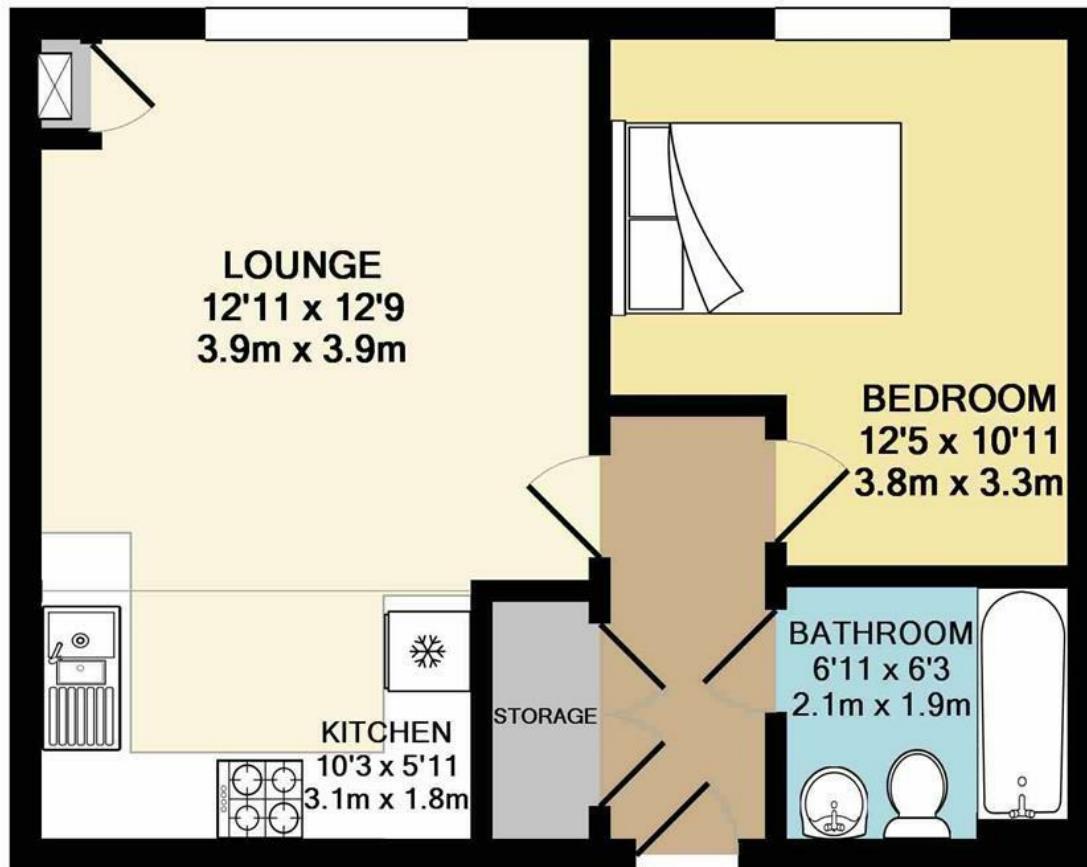


10 Milton Place, 2 Broom Field Way, Felpham, Bognor Regis, West Sussex, PO22 8FD

£170,000

Leasehold





TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Spacious Ground Floor Apartment
- Open Plan Lounge and Kitchen
- Double Bedroom
- Bathroom
- uPVC Double Glazed
- Gas Central Heating
- Allocated Parking Space
- Very well Presented Throughout
- Remainder of 999 Year Lease
- Ideal 1st Time Purchase or Investment

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 January 2013 -
987 Years Remaining

Annual Service Charge

£1570.97 per Year

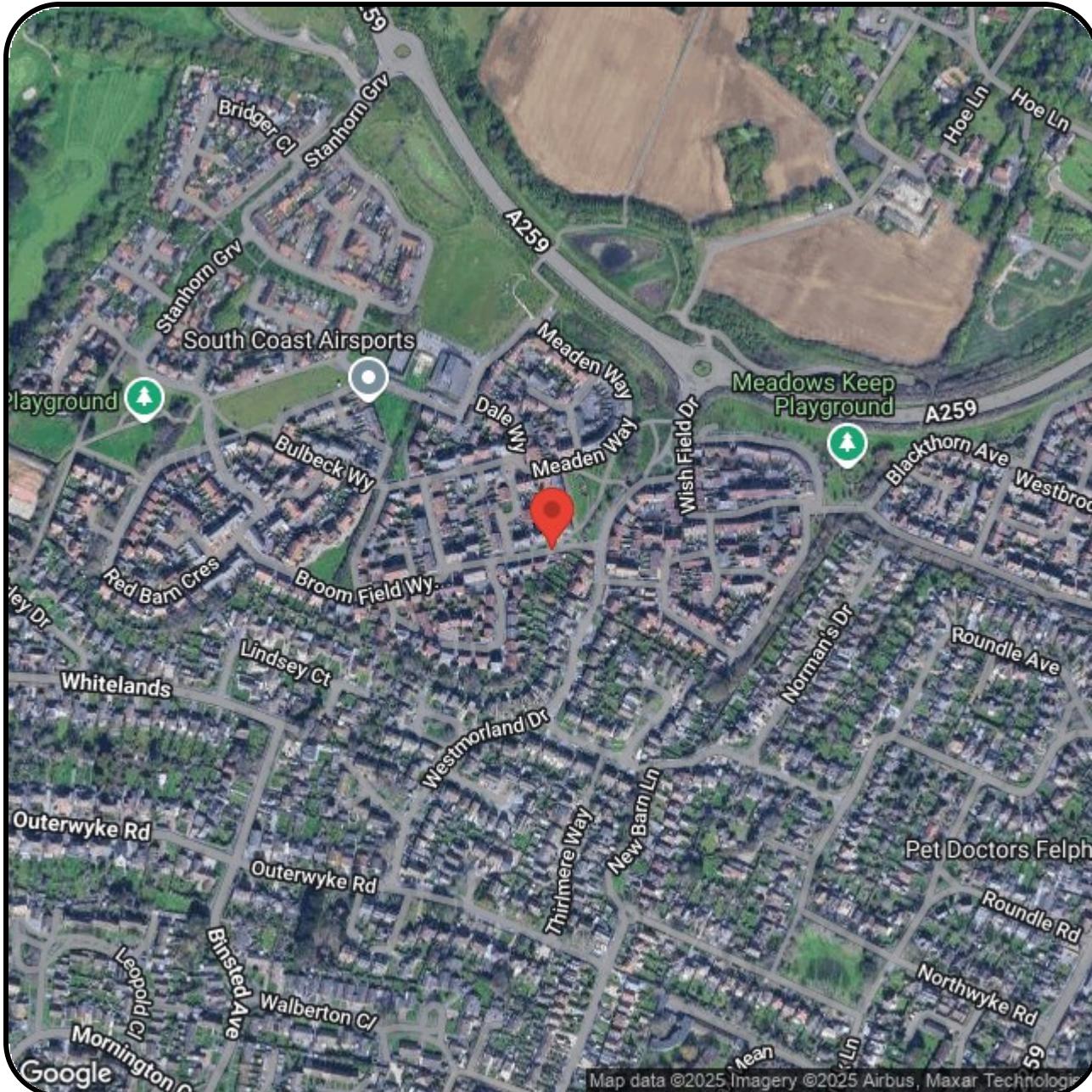
Annual Ground Rent

£218.27 per Year

Additional Payments

Approximately £100 per Year to Greenbelt for the upkeep of the communal areas and play areas.





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

lettings@farndells.com
<http://www.farndells.com>

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (69-80) C | | |
| (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