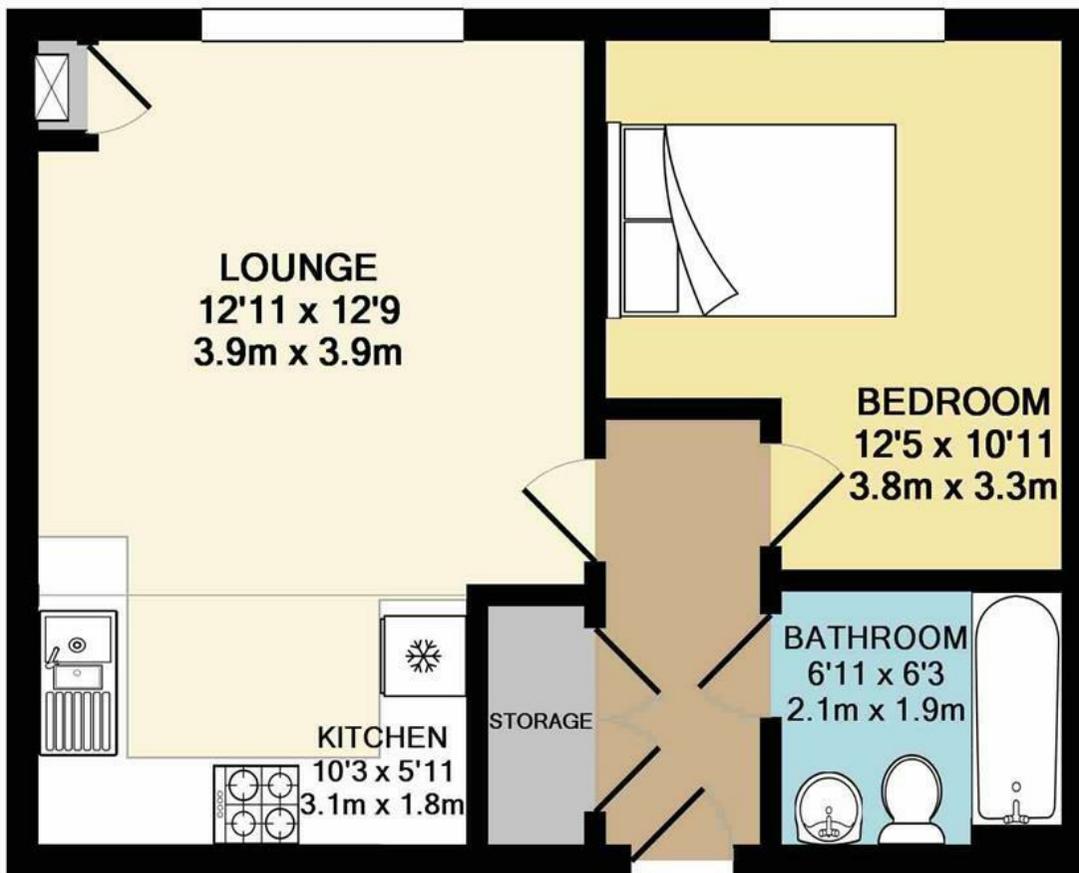


10 Milton Place, Broom Field Way, Felpham, Bognor Regis, West Sussex,
PO22 8FD
£160,000 - Leasehold

FARNDSELL
ESTATE AGENTS

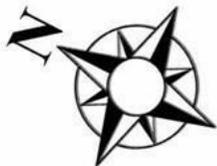




TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 SQ.M.)

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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- Purpose-Built Ground Floor Apartment offered with NO FORWARD CHAIN
- Open Plan Lounge and Kitchen
- Double Bedroom
- Bathroom
- uPVC Double Glazed
- Gas Central Heating
- Very Well Presented Throughout
- Allocated Parking Space
- Bognor Regis Railway Station and Town Centre is approximately 2 miles away and Chichester is within 9 miles
- Remainder of 999 year lease - 986 years remaining

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 - 986 years remaining

Annual Service Charge

£1730.86 per year

Annual Ground Rent

£436.54 per year

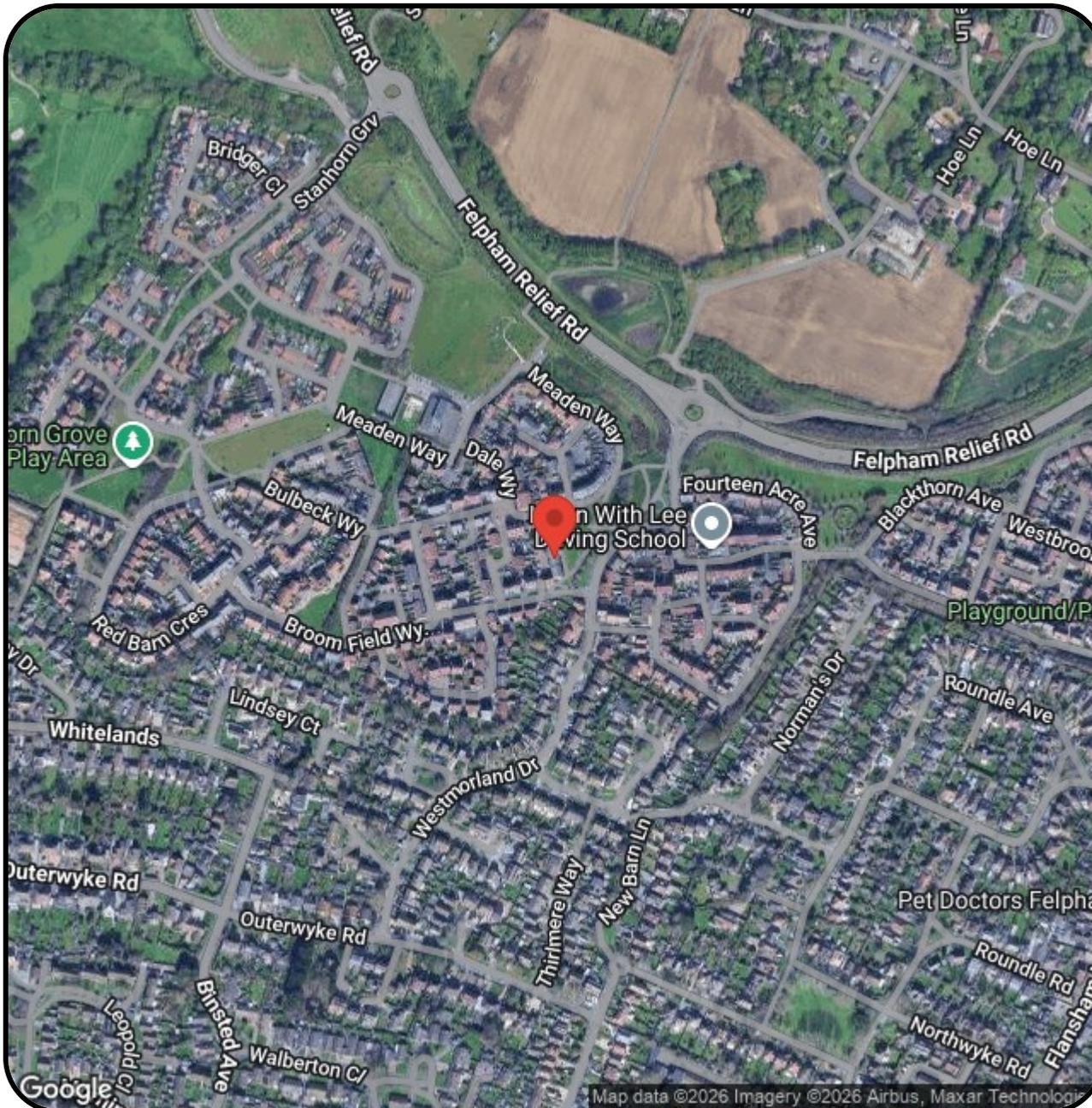


FARDELL

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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) A		
(81-91) B		
(69-80) C	79	79
(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