

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£64,950

Leasehold

Sylvan Way, Bognor Regis, PO21 2NQ



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Homecroft House		78	85



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.



- One Bedroom
- 1st Floor Retirement Apartment
- Communal Gardens
- Residents Lounge, Laundry & Car Park
- Close to Shops & Seafront



Accommodation

Lounge: 14' 8" x 10' 5" (4.49m x 3.20m)

Kitchen: 7' 4" x 5' 6" (2.26m x 1.68m)

Bedroom: 11' 5" x 8' 8" (3.50m x 2.66m)

Bathroom: 6' 8" x 5' 4" (2.04m x 1.65m)

Lease Information: The vendor informs us that there are 62 years remaining on the lease (the original lease 99 years from 1984), the current ground rent is £423.38 pa (£211.69 paid every 6 months) and the current maintenance charge including insurance is £2085.34 pa (1042.67 paid every 6 months). We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

What the agent says... “”

Situated in a quiet side road close to Bognor Regis town centre, this one bedroom first floor apartment has had a complete refurbishment and feels like a new home inside. Available with no onward chain.

The apartment comprises an entrance hall with large airing/ storage cupboard off, a bedroom with fitted wardrobes, a large sitting room which leads into the modern fitted kitchen and finally, a new shower room with a luxurious double tray shower.

In addition to having recently updated shower room, the property has been freshly painted and has new flooring and new internal doors throughout. It also benefits from modern electric radiators.

Homecroft House is a development of retirement apartments suitable for people aged 60+ and benefits include; a communal garden, a friendly warden, residents lounge and laundry facility on the ground floor and a guestroom which is available for visiting family and friends at a small charge.

The property also has an entry phone security system and careline facilities with pull cords in the apartment.

Ideally situated, the nearby Aldwick Road shops are within a short distance where you will find a number of shops including a Tesco Express. Further shops and facilities including the train station can be found in Bognor Regis town centre along with the seafront promenade if you fancy a stroll.

