





### **Book a Viewing**

#### 01243 861344

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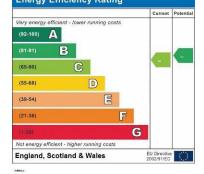




















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**Asking Price Of** £130,000 **Share of Freehold** 

# Marian Way, Bognor Regis, PO21 1PD







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# What the agent says... "11

Located between Hotham Park and Bognor Regis Town Centre, this is a delightful example of a purpose built one bedroom first floor apartment. The property is restricted to occupiers aged 55 and over and is designed to offer independent living. Just a few hundred feet away from the seafront, we think it is one of the best located homes of this type.

The accommodation comprises large lounge (with a bay window), small kitchen, comfortable bedroom with a fitted wardrobe, bathroom and a large utility cupboard that is housing a washing machine. The apartment is conveniently situated at the front of the of building nearby both the lift and stairs. In our opinion the bathroom may benefit from a modern suite, but otherwise the property is presented in good decorative order and it has double glazed windows and benefits from parking for both the occupier and visitors.

The building has an exclusive and high quality feel about it, with beautifully kept communal gardens and a communal lounge as you

enter the building. The residents each have a share in the freehold of the property which provides a saving on ground rent and assurance that the property is well managed. The close proximity to town provides fantastic access to many amenities and leisure facilities.

Viewings are highly recommended to appreciate everything this property has to offer.



- 1st Floor Apartment
- Age Restricted (Over 55)
- Large Lounge with Bay Window
- Fitted Kitchen
- Residents Lounge
- Close to Town Centre/Seafront





## Accommodation

Lounge: 21' 3" into bay window x 10' 5" (6.48m x 3.19m)

Kitchen: 6' 11" x 5' 8" (2.13m x 1.75m)

Bedroom: 14' 4" x 8' 11" (4.38m x 2.73m)

Bathroom: 6' 10" x 5' 6" (2.09m x 1.70m)

Utility Cupboard: 4' 9" x 3' 3" (1.46m x 1.01m)

Lease Information: This vendor informs us that each resident has a share of the freehold with the remainder of a 999 year lease, there is no ground rent and the current service charge is approximately £1631.00 pa making this considerably cheaper than many age restricted properties nearby.

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.

Council Tax Band: B

