



Pagham Court

3 Pagham Court

262 Hawthorn Road | Bognor Regis | West Sussex | PO21 2UP

Price £240,000
LEASEHOLD

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CA240 - 08/24

Features

- McCarthy & Stone Retirement Development
- Age Restricted to 60 plus
- Two Bedroom Ground Floor Apartment
- 24hr Careline Facility
- Resident's Lounge & Laundry Room
- No Onward Chain
- 753 Sq Ft / 70 Sq M

A delightful two bedroom ground floor, age restricted apartment, set within the highly desirable 'Pagham Court' retirement development, constructed by McCarthy & Stone circa 2011.

Formerly one of the original show apartments, the property offers a generous entrance hall with large walk-in storage cupboard, dual aspect living room with door out to a patio area and communal gardens, modern fitted kitchen with integrated oven, hob, hood and fridge/freezer, two bedrooms (both with wardrobe storage) and a generous bathroom with bath and corner shower cubicle. The property further provides u.P.V.C double glazing throughout and electric underfloor heating.

This impressive development offers residents peace of mind with a 24 hour 'Careline' facility, house manager, lift, resident's communal lounge, communal laundry room, visitors guest suite and extremely well maintained communal gardens. Reserved resident's parking is available via a permit on a first come first served basis at an additional cost of £250.00 per annum.

A communal security front door with security entry system leads into the communal entrance lobby, in turn, leading through to the residents communal lounge. A communal hallway leads to the apartment's front door which opens into the welcoming entrance hall with large walk-in storage cupboard housing the electric water heater, wall mounted modern electric consumer unit, inset ceiling light and access maintenance hatch in roof void, wall mounted underfloor heating control, hot water timer control, fitted carpet, wall mounted security entry telecom along with modern internal doors to both bedrooms, the bath/shower room and the living room.

The living room is a dual aspect room with two double glazed windows to the front of the development, a double glazed window with large opening double glazed door to the side, a feature decorative fireplace with pebble effect electric fire, two ceiling lights, wall mounted underfloor heating control and fitted carpet.

A part glazed internal door leads from the living room to the modern fitted kitchen with two double glazed windows to the side, fitted with a range of light grain matching base, drawer and wall mounted units (with under lighting), fitted dark roll edge work surface, inset single drainer stainless steel sink unit with mixer tap, tiled splash back surround, integrated electric four ring hob with oven under and hood over, integrated fridge/freezer, extractor, ceramic tiled flooring and inset ceiling spot lighting.



Bedroom 1 has a double glazed window to the side of the development overlooking the communal garden, a fitted floor to ceiling mirror fronted sliding double wardrobe with hanging rail, fitted carpet and wall mounted electric underfloor heating control.

Bedroom 2 has a double glazed window to the side of the development, fitted carpet, wall mounted electric underfloor heating control and a fitted wardrobe/storage unit.

The generous bath/shower room provides a walk-in tiled corner shower cubicle with fitted shower unit, panelled bath with mixer tap, fitted handrail, close coupled w.c. and shaped wash hand basin inset into surround with double storage unit under, fully tiled walls, tiled flooring, extractor, wall mounted heated towel rail, strip light/shaver point over a fitted mirror and inset ceiling spot lighting.

On the ground floor of the development residents can enjoy the use of the communal residents lounge where there is also a modern kitchen area useful for entertaining and House Managers Office. The modern communal laundry room is also situated on the ground floor as is the communal refuse store. On the first floor residents can book the visitors guest suite.

Externally, well maintained established communal gardens surround the development with various seating areas. To the rear there is the residents car park where residents have the option to lease a parking space at an additional £250 per annum on a first come first served basis.



SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas & apartments
- Electricity, heating, lighting & power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior/exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Lease: 125 years from 1st June 2011

Annual Service Charge: £4,358.09 p.a.

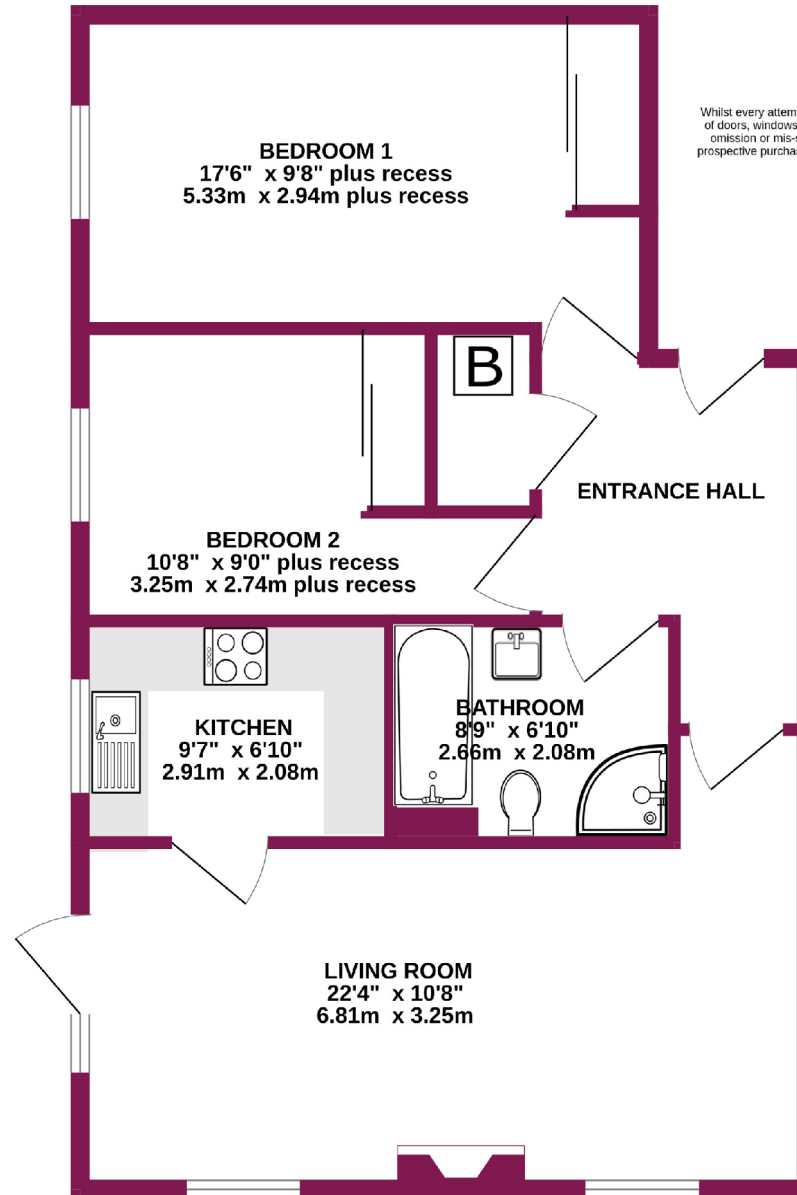
Ground Rent: £495 p.a.

Council Tax: Band C £2,055.28 2024 - 2025

Current EPC Rating: C (80)

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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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