



21 Pagham Court

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

Guide Price £175,000
LEASEHOLD

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SE175 - 05/25

Features

- McCarthy & Stone Retirement Development
- Age Restricted to 60 plus
- Two Bedroom Second Floor Apartment
- Bath/Shower Room
- Electric Underfloor Heating & Double Glazing
- 24hr Careline Facility
- House Manager
- Resident's Lounge & Laundry Room
- Guest Suite
- No Onward Chain
- 863 Sq Ft / 80.2 Sq M

A delightful bright and airy two bedroom second floor, age restricted apartment, set within the highly desirable 'Pagham Court' retirement development, constructed by Messrs McCarthy & Stone circa 2011. The development itself is set within well maintained landscaped gardens, with local amenities close by including Maywood Healthcare Centre (doctor's surgery), bus routes and convenience stores.

A communal front door with security entry system leads into a communal entrance lobby with a further inner door leading through into the communal resident's lounge and communal hallway, where there is a communal kitchenette for resident's use.

The ground floor communal hallway leads to the refuse area and communal laundry room. A lift and staircase provide access to the second floor communal landing where the front door to the apartment opens into the generous entrance hall where there is a wall mounted security entry receiver/telecom, fitted carpet with underfloor heating, walk-in storage cupboard with adjacent second cupboard housing the Gledhill electric boiler and wall mounted electric consumer unit. Doors from the hallway lead to the living room, two bedrooms and bath/shower room.

The living room is a good size room measuring 20' 2" x 12' 10" with a two double glazed windows a fitted fireplace with electric fire, and fitted carpet with underfloor heating.

A sliding door leads from the living room to the adjoining kitchen which has a comprehensive range of fitted units and work surfaces, a stainless steel single drainer sink unit with mixer tap, a twin opening double glazed dormer style window, an integrated electric hob with hood over and oven under, integrated fridge/freezer and dishwasher, along with tiled flooring with under floor heating and inset ceiling spot lighting.



Bedroom 1 is a good size double room with a twin opening, dormer style, double glazed window, built-in mirror fronted sliding double wardrobe and fitted carpet with underfloor heating, while bedroom 2 lends itself to a variety of uses such as a study/hobbies room and has a twin opening double glazed window and fitted carpet with underfloor heating.

In addition, the apartment offers a bath/shower room with a double glazed window, shaped panel bath with fitted handrail, close coupled wc, shaped wash basin inset into a surround with storage unit under and a mirror and light/shaver point over, tiled walls, tiled flooring with under floor heating, a heated towel rail and shower enclosure with fitted shower unit.

Reserved residents parking is available via a permit on a first come first served basis at an additional cost of £250 p.a.

N.B. - This property is offered for sale with No Onward Chain.



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: £4,614.02 p.a.

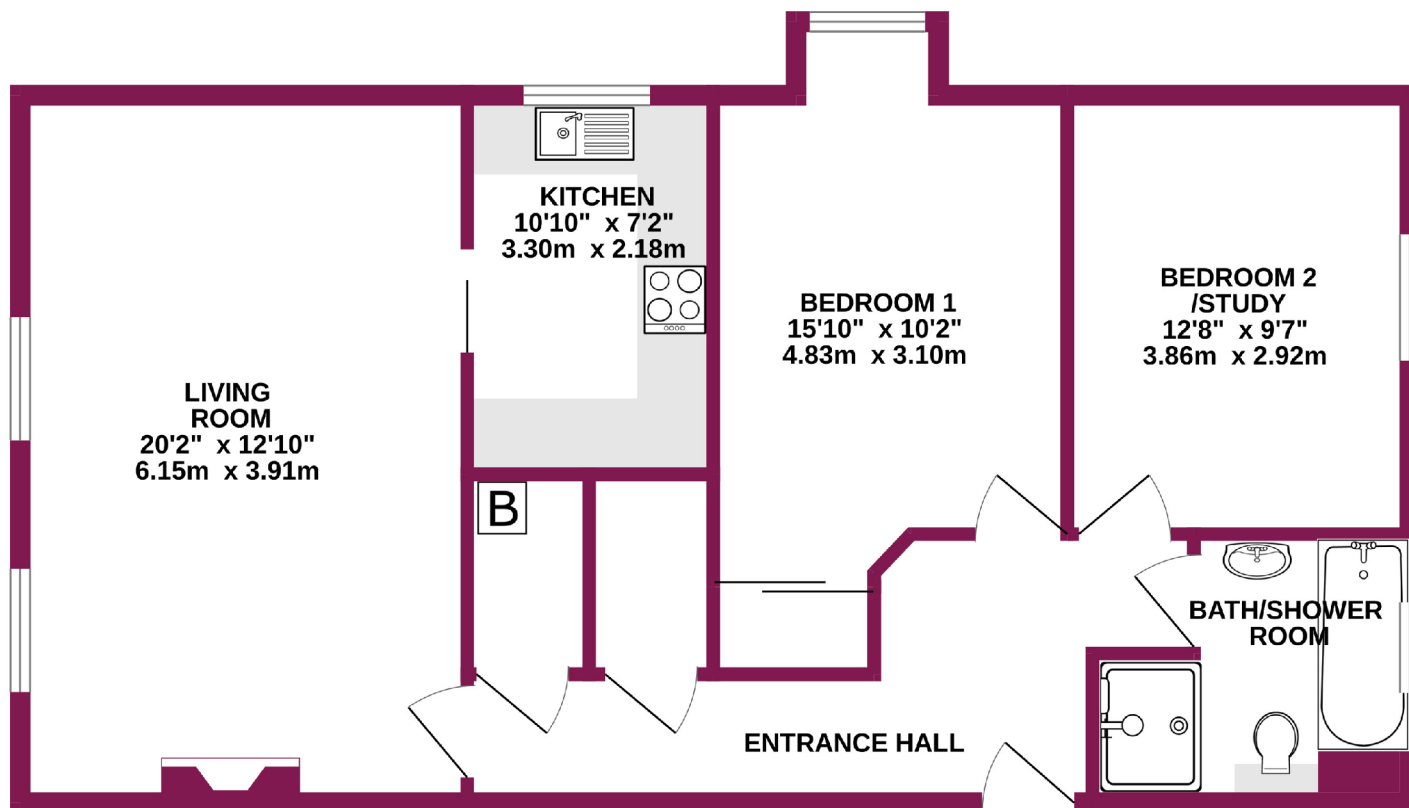
Ground Rent: £495.00 p.a.

Council Tax: Band C £2,152.37 (2025 - 2026)

Current EPC Rating: C (79)

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SECOND FLOOR 863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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