

West Street, Bognor Regis, PO21 1XJ



- One Bedroom Retirement Flat
- Close to Seafront & Town Centre
- Fitted Kitchen
- Modern White Shower Room
- Residents Lounge
- Parking Facilities

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TEL: 01243 861344



## What the agent says... “ ”

Located approximately 300 meters from the seafront promenade is this ground floor one bedroom retirement property. Unusually, the property can be accessed directly from the outside with its own key.

The accommodation comprises lounge, a dated kitchen (with a new electric free-standing cooker remaining and space for a fridge/freezer), bedroom with built-in wardrobes, modern white suite shower room with a large quadrant style shower cubicle and storage cupboard.

The building benefits from a laundry facility, residents lounge, Scheme Manager and controlled parking for vehicles and electric scooters.

AGENTS NOTE: The Scheme Manager controls parking. Where available, costs are:

Vehicle Parking: £75.00 per 6 months  
 Electric Scooter Parking: £25.00 per year  
 Guest Bedroom: £15.00 per night (own bed linen).

## Accommodation

Entrance Hall

Lounge: 17' 10" x 10' 8" (5.44m x 3.26m)

Kitchen: 7' 1" x 5' 6" (2.18m x 1.70m)

Bedroom: 14' 6" x 8' 9" (4.42m x 2.67m)

Shower Room: 6' 9" x 5' 6" (2.07m x 1.69m)

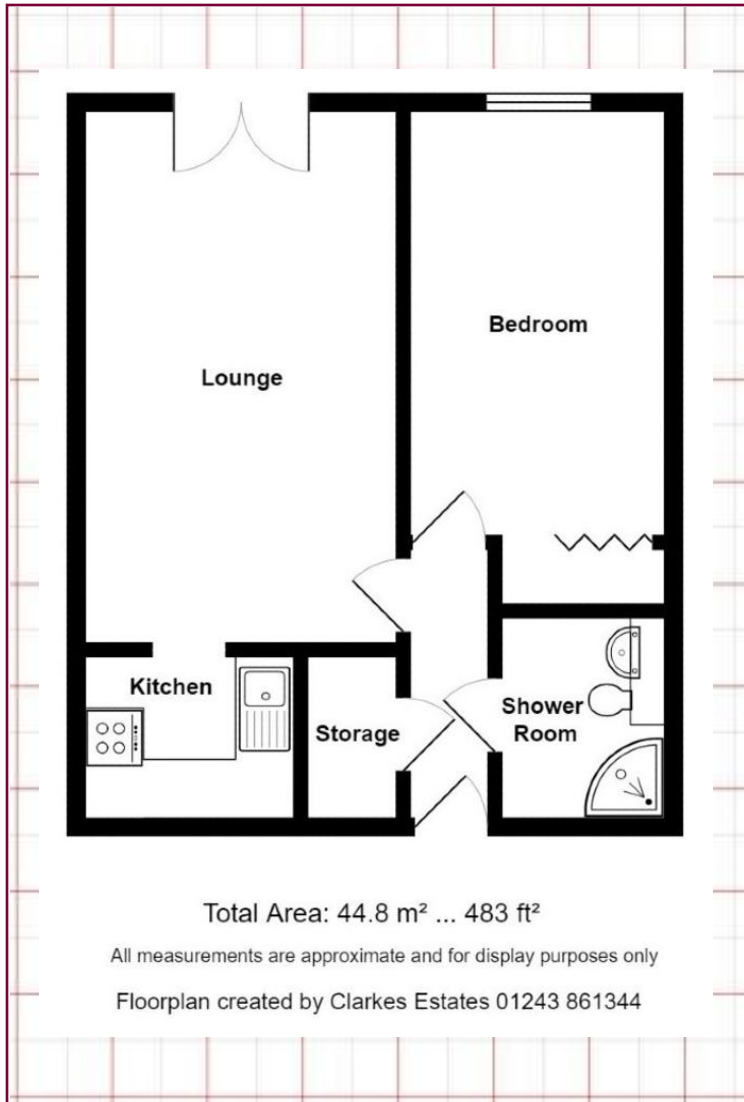
Lease Information: The vendor informs us that this property has 62 years remaining on the lease. The annual costs are approximately £2377.94 pa and include ground rent, insurance and water charges. Retirement restrictions mean gentlemen to be +65 and ladies +60, children cannot purchase for parents and the units are not permitted to be rented out. 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

**01243 861 344**

**Sales@ClarksEstates.co.uk**

**27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	76
		65	



### 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.