

Total Area: 473 ft² ... 44.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2022

Council Tax Band - B
Energy Efficiency Rating – B84

Leasehold Information

Tenure: Extended lease with approximately 153 years remaining.
Ground Rent - TBC
Maintenance - £1,907.66 (estimated charges for 2022)
Age Restriction - Male occupants must be 65+, female occupants must be 60+ (we understand some leniency might be provided if it is a couple and one partner meets the criteria)
We also understand that this property cannot be sub-let.

We recommend you have this verified by your legal representative at your earliest convenience.

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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Seaward Court, West Street, Bognor Regis

Guide Price: £60,000

Glyn-Jones



Purpose Built First Floor Retirement Flat | One Double Bedroom | Lift Access | West Facing Lounge / Diner | Requires Modernisation | Extended Lease - 153 Years Remaining | Fitted Kitchen | Bathroom / W.C | Central Location Close To Seafront | Communal Laundry Facilities | Communal Lounge | No Forward Chain

A purpose built first floor retirement apartment that requires modernisation and is offered for sale with no forward chain.

The property has accommodation that comprises of a large west facing lounge/diner, fitted kitchenette, one double bedroom with built-in wardrobes and a bathroom/w.c.

Further benefits include double glazing, electric heating, ample storage space throughout and the benefit of a House Manager on call if needed.

The development is set within a popular residential block with well-maintained communal areas including gardens, decorative pathways, flower beds with colourful flowers, shrubs and seating areas for the residents to enjoy.

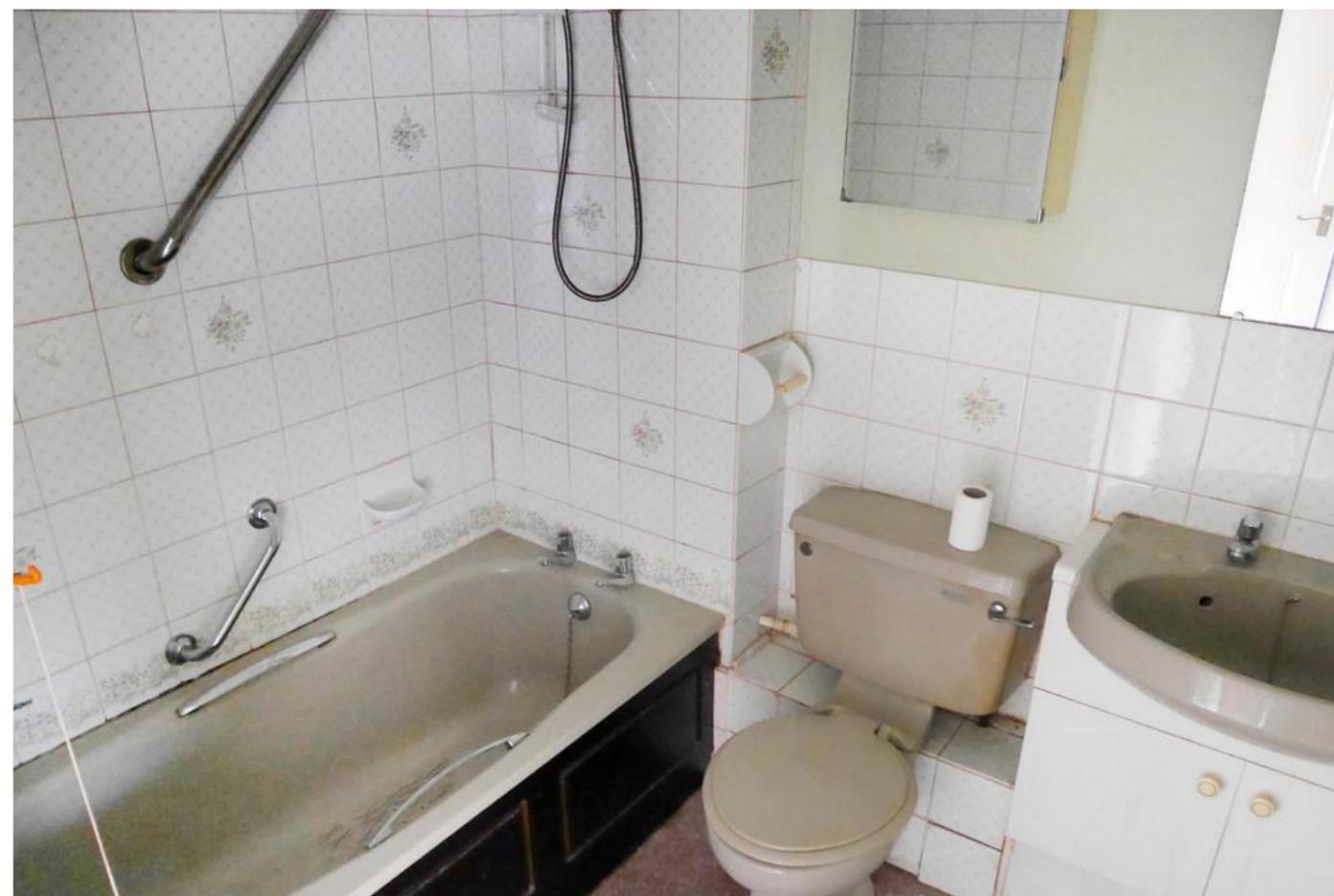
Further communal facilities include a residents lounge for the residents to socialise, a guest suite and a laundry room with washing machines and tumble driers.

Seaward Court, West Street, Bognor Regis

Guide Price: £60,000

The property is situated within the popular retirement complex of Seaward Court, which is located within approximately 250 metres of the seafront and Bognor Regis town centre with its' mainline railway station, bus routes and comprehensive shopping precinct.

The Cathedral City of Chichester can be found within approximately seven miles to the west with its excellent high street shopping, including restaurants, cafes, and bars.



 *No forward chain* 