

**41 Homecroft House, Sylvan Way, Bognor Regis, PO21 2NG**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
 27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE  
<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(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	



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**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.





- 1st Floor Retirement Apartment
- Bedroom with Fitted Wardrobes
- Generous Lounge/Diner
- Fitted Kitchen
- Communal Lounge & Laundry
- Close to Shops & Seafront



## Accommodation

Entrance Hall: 8' 10" x 3' 0" (2.71m x 0.93m)  
 Kitchen: 7' 4" x 5' 4" (2.26m x 1.65m)  
 Lounge: 18' 2" x 10' 5" (5.54m x 3.20m)  
 Bedroom: 11' 6" x 8' 9" (3.51m x 2.68m)  
 Bathroom: 6' 9" x 5' 6" (2.07m x 1.68m)

Lease Information: The vendor informs us that this property has 59 years remaining on the lease (99 years from 01/09/82). The current maintenance charge is £1042.67 paid twice yearly.

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: A

## What the agent says... “,”

Located on the outskirts of Bognor Regis town centre and just a short walk to the seafront promenade, this retirement property is situated in a quiet side road just a short distance from Aldwick Road parade of shops where you will find lots of amenities including a Tesco Express and hairdressers.

The one-bedroom apartment comprises an entrance hall with airing cupboard storage space, a bedroom with fitted wardrobe, a generous lounge with a pleasant outlook over greenery, a fitted kitchen and a wet room style bathroom with the potential to add a bath or shower unit if required.

The property is available to the over 60's and is offered for sale chain free. In our opinion the accommodation could benefit from some modernisation.

The development offers a friendly warden, laundry facilities, and also the option for family members stay in the guest room which is available at a small charge.

Viewings are recommended to appreciate all that this retirement apartment has to offer, and to get a feel for the brilliant position of this welcoming development.

