



Coastguards



The Estate Agency for Coastal Property

6 Coastguards Parade
Barrack Lane
Craigweil-on-Sea
Bognor Regis
West Sussex
PO21 4DX

1 Royal Bay Cottage
92 Barrack Lane
Bognor Regis
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PO21 4DG

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ENTRANCE HALL, BRIGHT LOUNGE/DINING ROOM WITH DIRECT ACCESS TO THE PATIO, FITTED KITCHEN, DOUBLE BEDROOM, SHOWER ROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, PRIVATE PATIO AREA, RESIDENTS PARKING AND COMMUNAL LAUNDRY FACILITIES

PRICE: £125,000 LEASEHOLD

COUNCIL TAX BAND: A

TENURE - BALANCE OF 125 YEARS FROM 1ST MAY 2007

SERVICE CHARGE - £2494.00 p.a

EPC RATING: C

GROUND RENT: £400.00 p.a

PE139

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY



Property Details

A bright and attractive ground floor retirement flat, attractively located in the centre of the village of Aldwick, just across the road from the shops.

The property forms part of a converted house split into four independent retirement flats, a small retirement complex, which is part of the Royal Bay development. It enjoys the services of the House Manager, communal parking and laundry facilities.

It is an excellent position just a short distance from the sea and virtually across the road from a good parade of local shops.

It is well placed for access to both Bognor Regis and Chichester.





The accommodation is arranged in the following manner:-

A front door opens into:-

Entrance Hall

Where a part glazed door opens into a:-

Lounge/Dining Room

18' x 13'4" overall into bay. A bright lounge/dining room with windows to front and side, French windows opening outside and two central heating radiators.





Lounge/Dining Room Continued





Kitchen

8'9" x 5'2" approx. With window, stainless steel sink unit, fitted drawers and cupboards, two ring electric ceramic hob with a 'Neff' canopy above, wall mounted 'Worcester' gas central heating boiler and a built-in fridge and freezer. **N.B APPLIANCES NOT TESTED**



Bedroom

11'2" x 10'10" approx. With window, central heating radiator and a recessed wardrobe.



Bedroom Continued ...



Shower Room

With a shower cubicle, wash hand basin, w.c. and tiled walls.



Shower Room Continued ...



OUTSIDE AND GENERAL

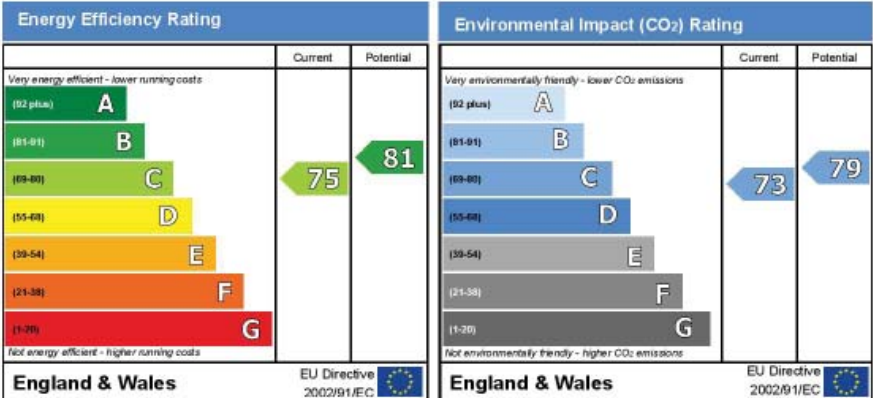
There is a private patio.



Energy Performance Certificate SAP

Flat 1, Royal Bay Cottages, 92 Barrack Lane, BOGNOR REGIS, PO21 4DG Dwelling type: Ground-floor flat Date of assessment: 03 September 2009 Date of certificate: 07 September 2009 Reference number: 8391-6921-6320-7647-9006 Total floor area: 41 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



England & Wales EU Directive 2002/91/EC The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home

Table with 3 columns: Category, Current, Potential. Rows include Energy use, Carbon dioxide emissions, Lighting, Heating, and Hot water.

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

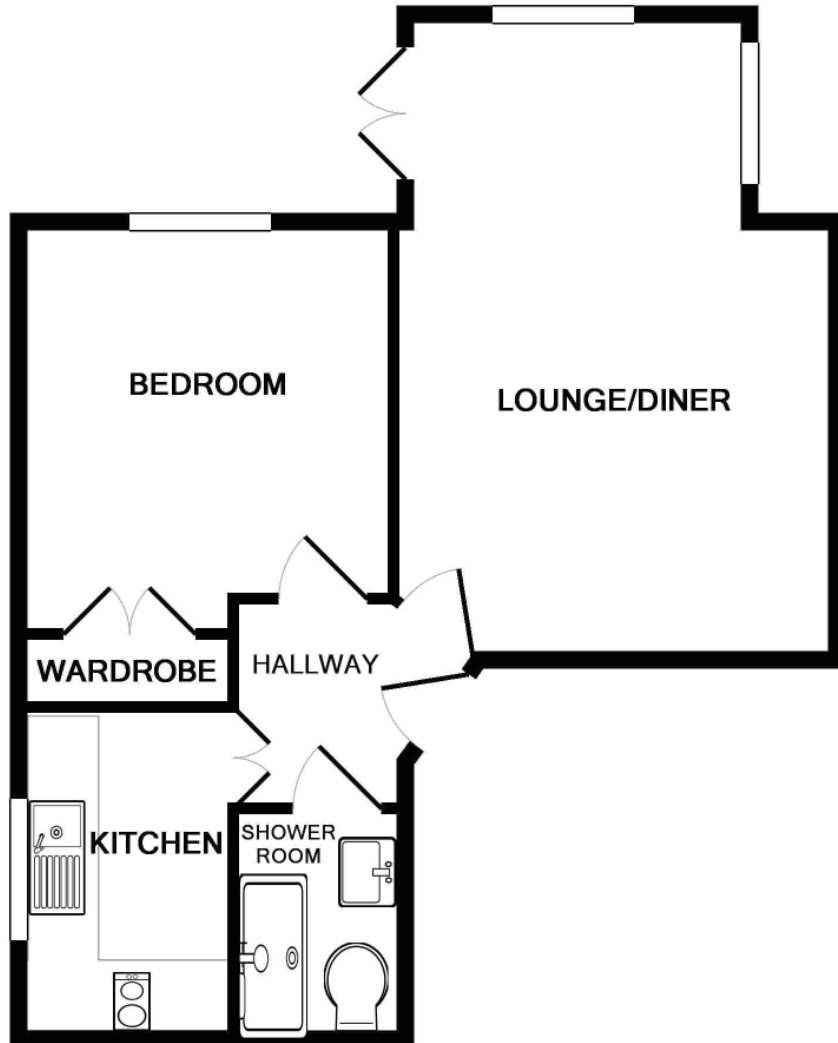
Energy Saving Trust recommended logo and text: This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance. For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

All reasonable care has been taken in the preparation of these details. Whilst believed to be accurate, these details are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All descriptions, photographs, plans and measurements are for guidance and illustration only and may not necessarily be to exact scale.

Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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