



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£110,000 Leasehold

15 Sovereign Court Campbell Road
, Bognor Regis, PO21 1AH

www.maysagents.co.uk



When considering the purchase of a retirement home, what are your priorities ? Do they include security, emergency cover with on-site manager and 24 hour central monitoring ? What if that property had smoke detectors, raised power points, and the convenience of an entry phone system. Well this **PURPOSE BUILT FIRST FLOOR RETIREMENT APARTMENT** has all this - and more ! Communal Lounge, Laundry, and Double Glazing plus the convenience of lying just over 400 yards of the sea front and Town centre, all contribute towards the popularity of this development within the retirement community. Add to this the superbly maintained communal areas and this is surely a property well worth considering. Contact May's for an appointment to view.

ACCOMMODATION

communal entrance hall with telephone entry system

ENTRANCE HALL:
electric radiator; meter cupboard; airing cupboard housing lagged hot water cylinder; alarm cord; door to:

LIVING ROOM: 17' 6" x 10' 6" (5.33m x 3.20m)
double aspect room; two electric radiators'; T.V. aerial point; telephone point; alarm cord; opening to:

KITCHEN: 10' 0" x 6' 0" (3.05m x 1.83m)
range of floor standing drawer and cupboard units; roll edge worktop with matching wall mounted cabinets over; tiled splash backs; electric 'Hotpoint'

oven with four burner electric hob; filter hood over; inset stainless steel sink; space and plumbing for washing machine/dishwasher; space for fridge freezer.

BEDROOM 1: 14' 0" x 8' 9" (4.26m x 2.66m)
electric radiator; built in wardrobe; T.V. aerial point; alarm cord.

BEDROOM 2: 11' 0" x 6' 6" (3.35m x 1.98m)
electric radiator; telephone point; alarm cord.

SHOWER ROOM:
matching suite comprising close couple W.C.; pedestal wash hand basin; corner shower cubicle; extractor fan; radiator; alarm cord.

OUTSIDE AND GENERAL
The development is set in landscaped grounds with lawned areas plus a variety of flower and shrub borders. The **COMMUNAL PARKING AREAS** are interspersed with planters.

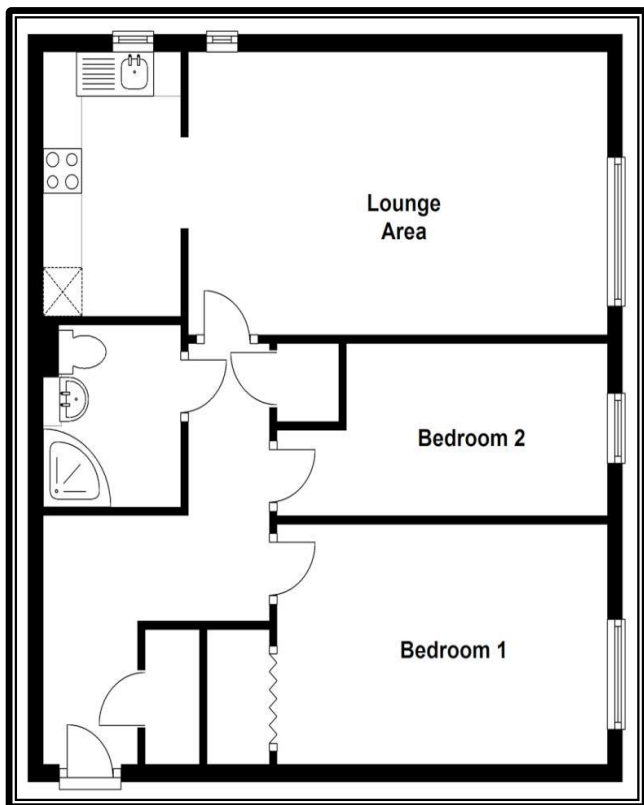
In addition to the individual facilities mentioned above, there is a furnished **RESIDENTS LOUNGE**, plus a **GUEST SUITE** is available (by prior booking) for visitors that cannot be accommodated within the flat itself, whilst there is a **LAUNDRY ROOM** provided for residents use. In the adjoining building there is also a games room featuring a snooker table and darts board.

LEASE DETAILS:
Tenure: Balance of 125 years from 1993

Service Charge: £3,767.47 (for 2024)

Ground Rent: Currently levied at £200.00 per annum.

This information is provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.