



12, Claremont Court Campbell Road | | Bognor Regis | PO21  
411D

**WB**  
WARWICK BAKER  
ESTATE AGENT



12, Claremont Court Campbell Road | | Bognor Regis | PO21 1HD

£134,950

\*\*\* £134,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE RETIREMENT FLAT, ( OVER 60'S ONLY ) FORMING PART OF THE GROUND FLOOR OF A PURPOSE BUILT BLOCK. THE PROPERTY BENEFITS FROM AN ENTRY PHONE SYSTEM, ENTRANCE HALL, 14' SOUTH FACING LOUNGE, DINING ROOM/BEDROOM 2, DOUBLE BEDROOM, MODERN KITCHEN AND FULLY TILED SHOWER ROOM. THE BUILDING OFFERS A COMMUNAL LOUNGE, LAUNDRY ROOM, GARDENS, PARKING AND A GUEST SUITE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- MODERN KITCHEN
- COMMUNAL LAUNDRY ROOM AND PARKING
- ENTRANCE HALL
- DOUBLE BEDROOM
- NO UPWARD CHAIN
- 14' SOUTH FACING LOUNGE
- BATHROOM
- DINING ROOM/BEDROOM 2
- COMMUNAL LOUNGE AND GARDENS

Front door leading to:

### ENTRANCE HALL

15'10" x 5'8" (4.83 x 1.75)

Being 'L' shaped, entry phone system, door giving access to storage cupboard with hanging a shelving space, door giving access to walk-in storage cupboard housing electric meter, electric trip switches and shelf, door giving access to airing cupboard housing hot water cylinder with fitted immersion heater.

Door off entrance hall to:

### LOUNGE

14'0" x 11'4" (4.28 x 3.46)

Double glazed window to the rear having a favoured southerly aspect, double glazed French door to the rear having a favoured southerly aspect giving access to the communal gardens, feature wood fireplace surround and mantle, marble insert, marble hearth, night storage heater.

Arched doorway off lounge to:

### KITCHEN

7'7" x 6'10" (2.32 x 2.09)

Comprising UPVC sink unit with mixer tap inset into granite effect work top, storage cupboards under, tiled splash back,

adjacent matching granite effect work top with inset 'NEW WORLD' four ring electric hob, 'BOSCH' electric oven under, tray space to either side, tiled splash back, complimented by matching wall units over with under counter lighting, built in integrated extractor hood, further adjacent matching granite effect work top, range of drawers and cupboard under, tiled splash back, complimented by matching wall units over, space for tall fridge/freezer to the side, vinyl flooring, spot lighting.

Door off entrance hall to:

### BEDROOM 1

12'0" x 8'11" (3.68 x 2.72)

Double glazed window to the rear having a favoured southerly aspect, built in twin folding mirrored doored wardrobe with hanging and shelving space, electric heater.

Door off entrance hall to:

### BEDROOM 2

12'5" x 7'11" (3.79 x 2.42)

Double glazed window to the rear having a favoured southerly aspect, built in folding mirrored door wardrobe with hanging and shelving space, electric heater.

Door off entrance hall to:

### SHOWER ROOM

Being fully tiled, comprising vanity unit with inset wash hand basin, hot and cold taps, double doored storage cupboard under, low level wc, fixed mirror, medicine cabinet, heated hand towel rail, step in fully tiled shower cubicle with 'HEATRAE STADIA' independent wall mounted shower unit with rainfall style shower head, separate shower attachment, three sets of hand grips, glass shower screen, extractor fan.

### OUTGOINGS

MAINTENANCE :- £1773.50 EVERY SIX MONTHS

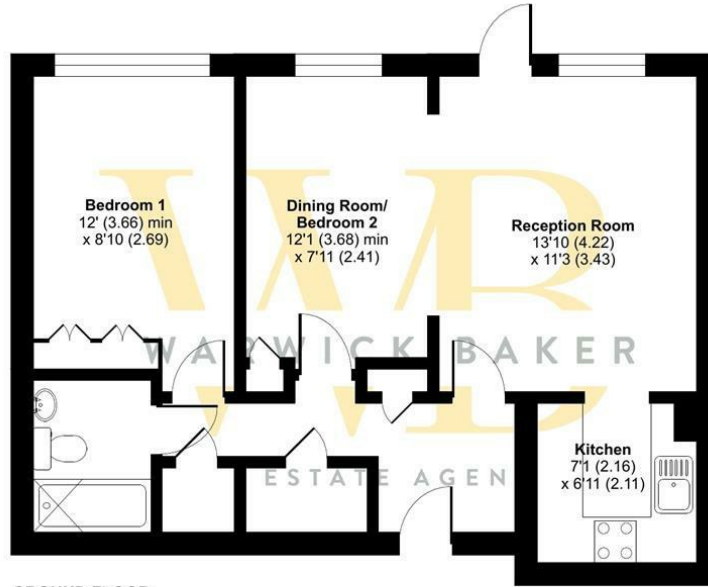
GROUND RENT :- £274.50 EVERY SIX MONTHS

LEASE :- 125 YEARS FROM 1st AUGUST 1987



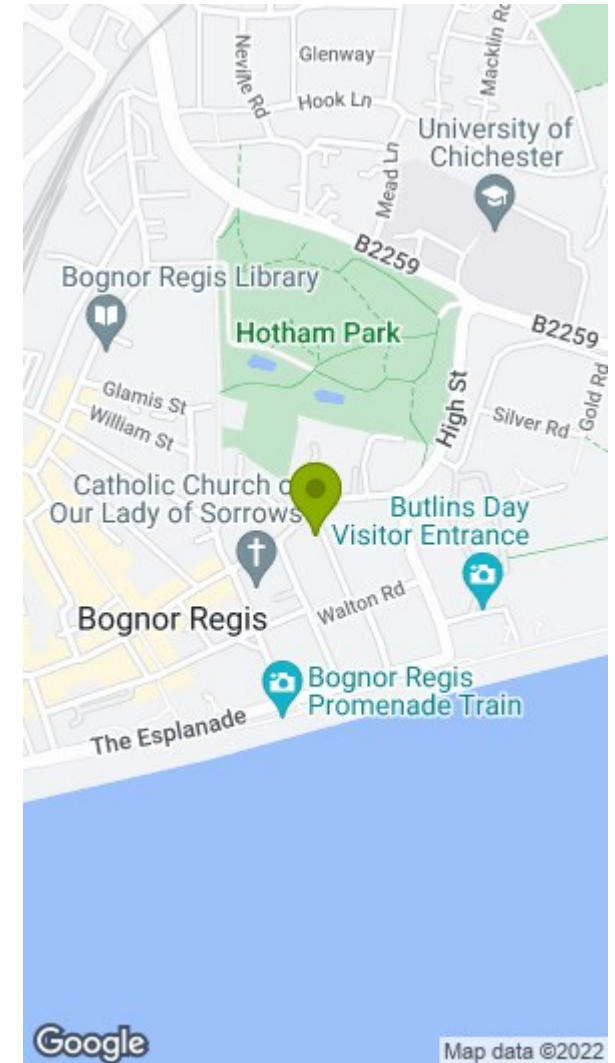
## Campbell Road, Bognor Regis, PO21

Approximate Area = 592 sq ft / 55 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 916777



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	70	England & Wales	EU Directive 2002/91/EC	79