

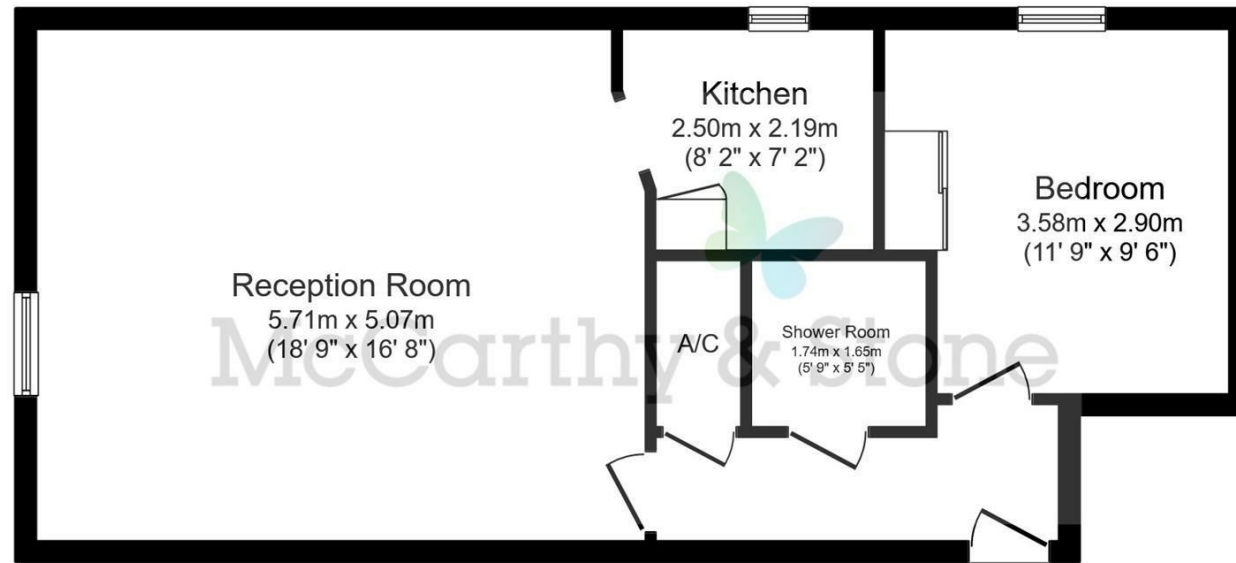
# McCARTHY STONE RESALES

## 19 PAGHAM COURT HAWTHORN ROAD, BOGNOR REGIS, PO21 2UP



- House Manager
- Lift to all floors
- Guest Suite for Family or Friends
- Laundry Room
- Close to local amenities

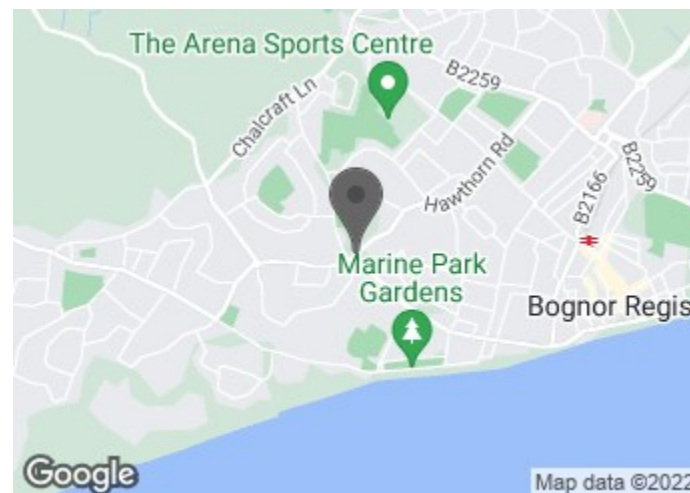
- 24 Hour Careline System
- Communal Lounge
- Landscaped Gardens
- Mobility Scooter Store
- Car Parking Permit Scheme



Floor Plan

Total floor area 58.0 sq. m. (624 sq. ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon it produced for McCarthy & Stone. Powered by www.focalagent.com

**Council Tax Band: B**  
**Service Charge: null**



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

# McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



**ASKING PRICE £120,000 LEASEHOLD**

For further details, please call **0345 556 4106**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# HAWTHORN ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2UP

## SUMMARY

Pagham Court was built in 2011, by McCarthy and Stone and is purpose built for Retirement Living. Communal facilities include a fully equipped laundry room a lift to all floors and a mobility scooter store with charging points. There is a Homeowners lounge, landscaped gardens. The camera door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the bathroom. There is a House Manager on site and the development will link through to the 24 hour emergency call system for when they are off duty.

This apartment has a fully fitted kitchen, built-in oven and fitted fridge/freezer. Bedroom with double wardrobe, lounge and fitted and fully tiled bathroom and underfloor heating.

It is a condition of purchase that all Residents must be over the age of 60 years.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## LIVING/DINING ROOM

A well-proportioned lounge. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## BEDROOM

Double bedroom of good proportions with a built in double wardrobe with sliding mirrored doors, housing rails and shelving. Ceiling lights, TV and phone point.

## BATHROOM

Fully tiled and fitted with suite comprising of a shower cubicle, grab rails. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and

# 1 BED | ASKING PRICE £120,000 LEASEHOLD

external redecoration of communal areas

- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,551.92 p.a (for financial year end 31/03/2023).

## LEASEHOLD

Lease: 125 years from Jan 2011

Ground rent: £425 per annum

Ground rent review date: Jan 2026

## CAR PARKING

Car Parking (Permit Scheme) subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

