

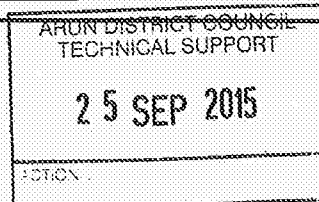
COASTAL MANAGEMENT SERVICES LIMITED

Property Management

7 Wick Close
Felpham
Bognor Regis
West Sussex
PO22 8QE



Mrs C Meek
43 Rock Gardens
Bognor Regis
West Sussex
PO21 2LE



22nd September 2015

Dear Mrs Meek

Following our recent telephone conversation, I am writing to confirm my recollections of the sale of the flats at Rock Gardens when, my practise, Nicholas Bence, was the appointed agent for L Nicholas (Developments) Ltd.

To comply with parking requirements at that time, 21 of the 67 flats were designated under a section 52 agreement to be occupied by persons of retirement age – the decision as to which flats were to be subject to this restriction was left to the developer. It was decided at the time that only 1 bedroom flats would be restricted and I believe there were about 30 1 bedroom flats in all. On the 5th floor there were only 5 flats - 21, 42, 43, 44 & 64 – and these were classed as “penthouses” and were fitted out to a higher specification. It would have been unthinkable for one of these “superior” flats to be age restricted!

This then leads on to the legal processes at the time – the flats were selling fast and the solicitors, Wannop & Falconer of Chichester, recommended to Mr Nicholas that he use the services of Holding & Management Ltd who were appointed as Trustees for the Freeholder and provided all of the legal & management documentation. 2 forms of lease were available – with & without the section 52 wording - and I know there were several errors at the time. About 5 or 6 years ago, Mr Nicholas was contacted in relation to a 2 bedroom flat that was apparently subject to a section 52 clause and I know that Mr Nicholas wrote confirming that none of the 2 bedroom flats were restricted. Unfortunately, Mr Nicholas passed away in 2013 and no documents can be found.

While I have no evidence as to which specific flats age restricted, I hope that this information will help you and if I can be of further assistance please do not hesitate to let me know.



Yours sincerely

