

FOR SALE



Westloats Lane, Bognor Regis
Asking Price Of £180,000


MARTIN&CO

Westloats Lane, Bognor Regis

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- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room to Master Bedroom
- Modern Open Plan Kitchen/Living Space
- Well Presented and Tastefully Decorated

Martin & Co Sales are pleased to present this spacious two double bedroom ground floor apartment with private entrance, two bathrooms and offered with no forward chain. Excellent investment opportunity with tenants in situ.



Briefly comprising; private entrance leading to welcoming central entrance hall with access to all rooms and large storage cupboard, large open plan kitchen/living area with range of modern fitted units and appliances, well presented family bathroom, two double bedrooms, the master boasting an en-suite shower room. Gas central heating and double glazing competent the internal accommodation.

Outside the property are well kept communal areas and residents car park with allocated parking and further visitors bays.

The property is offered with tenants in situ and offers an



excellent investment opportunity yielding a return from 'day one'. Please contact Martin & Co for full tenancy information.

ENTRANCE HALL

LIVING ROOM 14' 3" x 13' 9" (4.36m x 4.21m)

KITCHEN 8' 8" x 6' 10" (2.65m x 2.10m)

BEDROOM ONE 11' 11" x 11' 2" (3.65m x 3.41m)

ENSUITE 6' 6" x 4' 10" (2.00m x 1.49m)

BEDROOM TWO 11' 4" x 8' 9" (3.46m x 2.67m)

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)

LEASEHOLD INFORMATION

Service Charges - £728 p.a.

Ground Rent - £50 p.a.

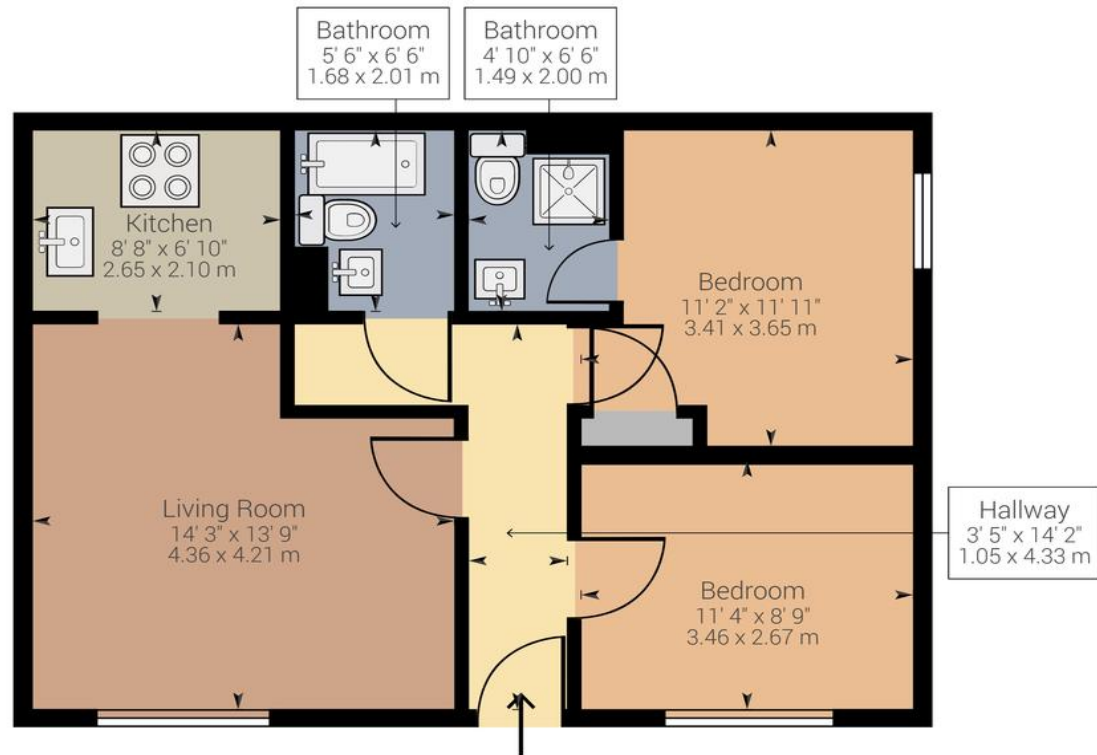
125 Year Lease From 2003



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		77	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		81	84
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate net internal area: 606.46 ft² / 56.34 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.