

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£179,995

Leasehold

Sutherland Court, Bognor Regis, West Sussex, PO21 1DX



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

<http://www.clarkesestates.co.uk>



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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		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	61
EU Directive 2002/91/EC			
Address: Sutherland Court			

IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- **Two Storey Maisonette**
- **Two Double Bedrooms**
- **Lounge/Diner leading out to a Sun Terrace**
- **Garage & Purpose Built Storage Unit**



Accommodation

Hall

Lounge: 20' 0" x 11' 0" (6.12m x 3.36m)

Balcony

Landing

Kitchen: 8' 4" x 8' 3" (2.55m x 2.52m)

Bedroom 1: 11' 6" x 10' 4" (3.51m x 3.16m)

Bedroom 2: 11' 1" x 9' 4" (3.39m x 2.86m)

Bathroom: 6' 5" x 6' 1" (1.96m x 1.87m)

Cloakroom: 5' 10" x 2' 8" (1.78m x 0.82m)

Lease Information: The vendor informs us that there are 85 years remaining on the lease (original term of 125 years from November 1981), the current ground rent is £10 pa and the current maintenance charge is £350 pa. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

What the agent says... “,”

This two storey maisonette benefits from a private entrance on the ground floor and a sun terrace. Further benefits include the garage and storage unit and low maintenance and ground rent costs.

The accommodation comprises an entrance hall with two large storage cupboards, a kitchen and a full width sitting and dining room, which opens up onto the rear enclosed sun terrace. To the first floor there are two generous double bedrooms, both with built in storage, a family bathroom and a separate cloakroom. Having the bedrooms and bathroom on the first floor really helps make this property feel like a house rather than a flat.

Conveniently situated close to town, this property is within a short distance of numerous shops, cafes and pubs and facilities including the mainline station. The property would benefit from some renovations.

However, once finished it will be a particularly spacious and light property for this price range.

This property would be suitable for homeowners or investors and we would anticipate that in good order this property would achieve between £800 - £850 PCM.

