









Book a Viewing

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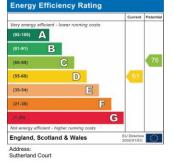
Sutherland Court, Bognor Regis, West Sussex, PO21 1DX





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Asking Price Of £179,995 Leasehold

01243 861344



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.



- 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.

