



High Street, Bognor Regis, PO21 1RJ



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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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.

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01243 861344



- **Top Floor One Bedroom Flat**
- **Central Location - Above Commercial**
- **Large Living Room**
- **Kitchen/Dining Room**
- **Currently let at £700 PCM**



Accommodation

Hallway: 14' 10" x 8' 5" (4.53m x 2.58m)

Lounge: 14' 11" x 13' 8" (4.55m x 4.19m)

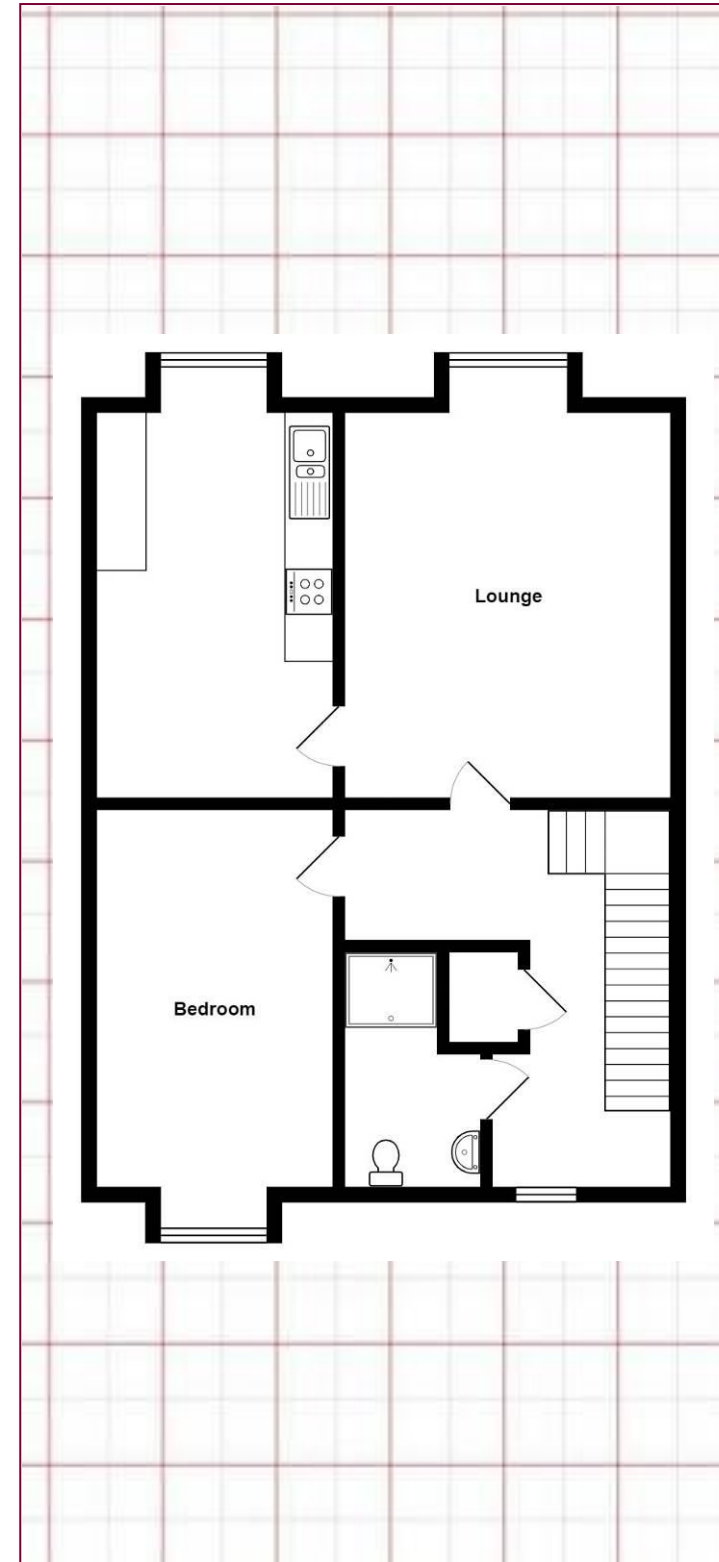
Kitchen / Dining Room: 14' 11" x 10' 0" (4.56m x 3.06m)

Bedroom: 14' 10" x 10' 0" (4.54m x 3.07m)

Shower Room: 11' 9" x 3' 11" (3.60m x 1.21m)

Lease Information: The vendor informs us that there will be a new 125 year lease on completion, the ground rent is £150 pa and the current maintenance charge is £780 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.

Council Tax Band: A



What the agent says... “,”

This centrally located one-bedroom top floor apartment benefits from southerly views with glimpses of the sea. The property is located above a commercial building and is spacious and welcoming. Located directly in the town centre the apartment benefits from excellent access to local amenities, such as the shops and cafes and is a short distance from the mainline station.

The accommodation is located on the third floor, with a private door to the property on the second floor and a staircase leading to a large landing. The sitting room is of a particularly good size and there is a door leading through to the generous kitchen, which has plenty of space for a dining table. The bedroom is also larger than in most apartments and finally there is a shower room.

There is double glazing throughout and electric heating. There will be a new 125-year lease provided on completion and there are low running costs. With the current ground rent of £150 PA and a base maintenance charge of approximately £780 PA, with additional

expected costs, bringing the maintenance to an average of £1000-£1200 per year.

The current tenant pays £700 PCM and has expressed a wish to remain in the property. In our view this may be slightly under market value. However, it is also available to homeowners looking to move in.

For more information or to book a viewing please call Clarks on 01243 861344.

