

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£240,000

Leasehold

Rock Gardens, Bognor Regis, PO21 2LE



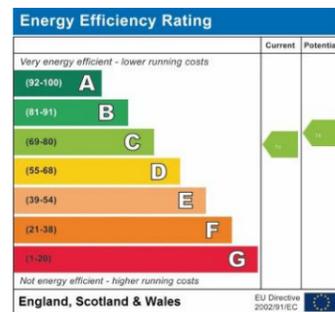
Book a Viewing

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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.



- 4th Floor Seafront Apartment
- South Facing Windows/Balcony
- Glorious Sea Views
- Well Presented & Neutral Decor
- Close to Aldwick Road Shops
- Covered Parking Space



Accommodation

Entrance Hall: 6' 8" x 6' 6" (2.05m x 1.99m)

Sitting Room / Dining Room: 21' 1" x 12' 4" (6.44m x 3.76m)

Balcony: 9' 7" x 6' 6" (2.94m x 2.00m)

Kitchen: 8' 6" x 6' 0" (2.61m x 1.83m)

Bedroom: 13' 9" (into wardrobes) x 9' 11" (4.20m x 3.04m)

Bathroom: 6' 7" x 6' 7" (2.03m x 2.03m)

Lease Information: The vendor informs us that there are 153 years remaining on the lease, the current service charge is £1433.98 pa inclusive of insurance and there is a peppercorn ground rent. The service charge is reviewed in December each year. 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: C



What the agent says... “,”

This very well presented apartment is located in an enviable position with direct sea views from the main living space, bedroom and balcony. The property is located on the fourth floor and the block benefits from a lift and phone entry system. From the communal hall you can also enjoy far reaching views of the South Downs.

The accommodation comprises an inner hall with an airing cupboard, a generous living space with a large south-facing window and door to the balcony, a spacious bedroom with a fitted wardrobe and an alternative door to the balcony. There is also a fitted kitchen with an internal window into the main living area to let in natural light and a modern bathroom with a shower over the bath.

Externally, the property benefits from an assigned space in a covered block and there is additional parking available for visitors. The block is located in a convenient position to nearby local shops in Aldwick Road, with further amenities available a short distance away in the town centre, including a mainline train station.

Viewings are highly recommended to fully appreciate the outstanding views on offer.

