

Clarkes

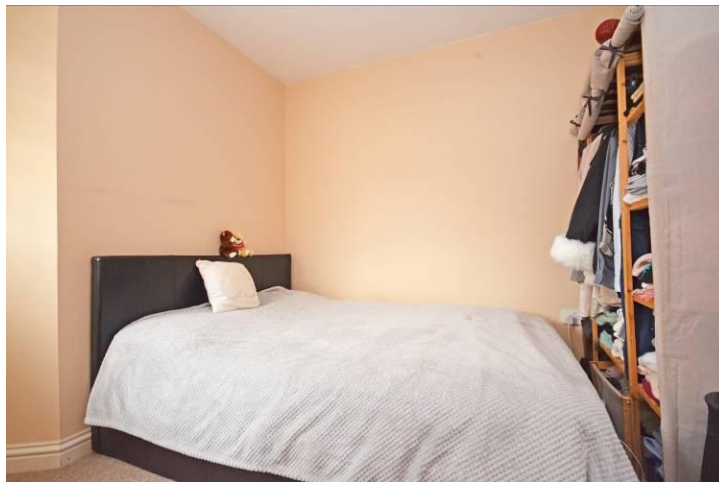
Estate Agents & Lettings Agents

Asking Price Of

£155,000

Leasehold

Wilton House , 37 West Street, Bognor Regis, PO21 1FS



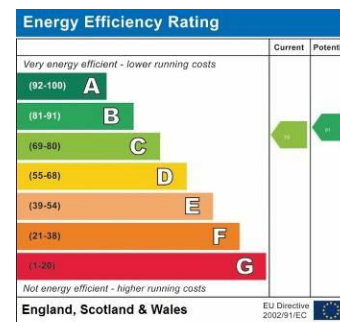
Book a Viewing

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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.



- 1st Floor Flat Close to Seafront
- Two Bedrooms
- Large Dual Aspect Living Room with Juliet Balcony
- Family Bathroom
- Secure Entry Phone System



Accommodation

Entrance Hall: 18' 5" x 3' 3" (5.62m x 1.01m)

Living Area & Kitchen: 48' 9" x 36' 6" (14.86m x 11.15m)

Bedroom 1: 10' 8" x 9' 0" (3.27m x 2.76m)

Bedroom 2: 9' 1" x 6' 9" (2.77m x 2.07m)

Bathroom: 9' 1" x 5' 5" (2.78m x 1.66m)

Lease Information: The vendor informs us that there are approximately 108 years remaining on the lease, the ground rent is £100 pa and the current maintenance charge is £1,409.70 pa (paid in 2 instalments of £704.85) including insurance. 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... “”

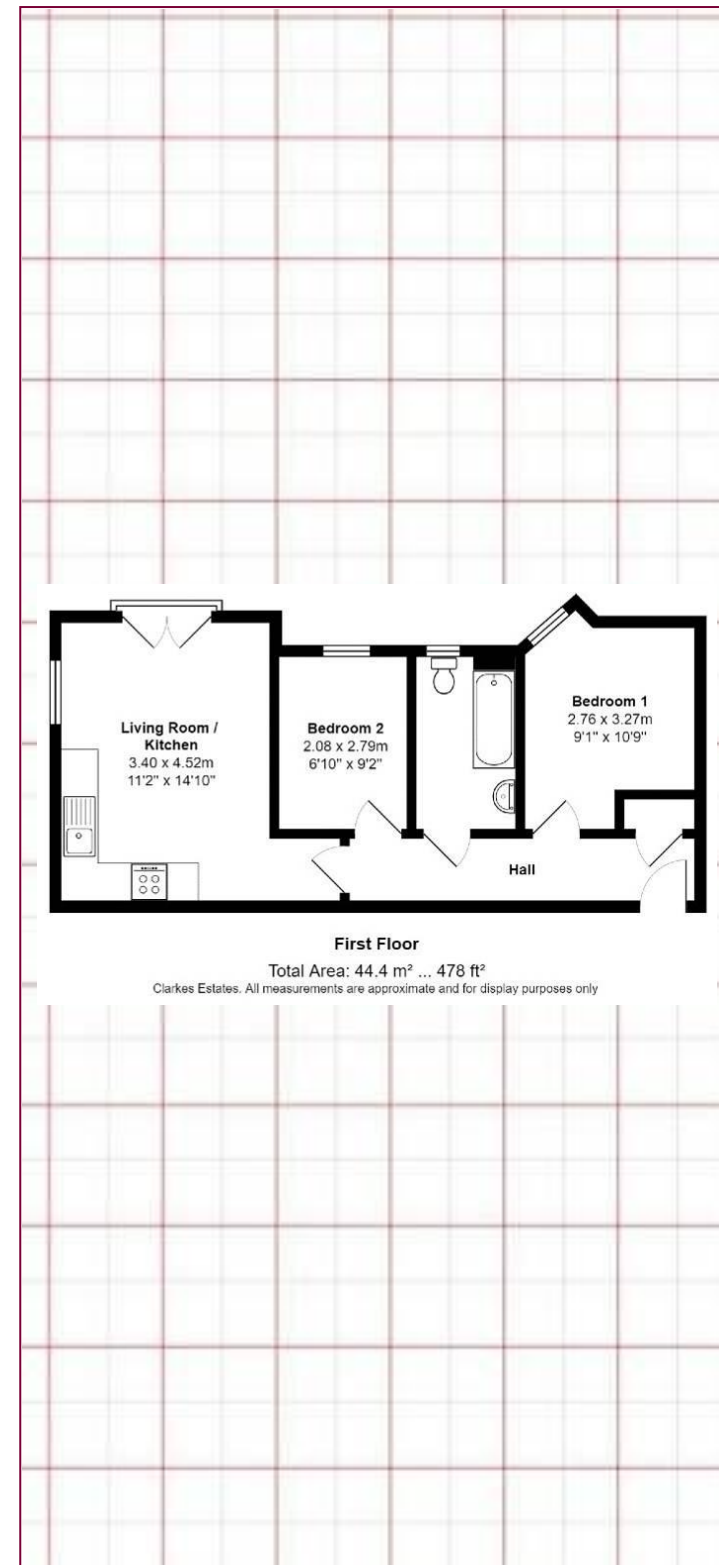
This well presented 2 bedroom first floor flat is conveniently situated only 150m from the seafront and nearby amenities, shops and mainline station in Bognor Regis.

The internal accommodation comprises an entrance hall, with storage cupboard. The large dual aspect living room and kitchen provides space for a dining table and boasts a west-facing Juliet Balcony. The main bedroom is a double and the second bedroom is also a reasonable size. Finally, the family bathroom has a white suite and shower over the bath.

The block benefits from a secure phone-entry system and a lift if required. There are permit parking bays in front of the property and a new owner would be able to apply to the local council for a yearly permit. This property is suitable for either buyers looking for home for themselves in a desirable location or for investors. Viewings are recommended to appreciate all that this property has to offer.

Potential landlords: In our opinion this property could realistically be rented out at £800-825 PCM, generating a gross yield of 6.4%.

AGENTS NOTE: This property is currently going through a 5 year schedule for major improvement works. We understand there is 3 and a half years left of this, during which time the maintenance will be higher than usual. It is likely that value will be added to the property by the time these major works are completed.



Council Tax Band: C

