

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£90,000

Leasehold

Campbell Road, Bognor Regis, PO21 1AH



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)	82	83
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
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.



- **Age Restricted (66+) Top Floor Flat**
- **One Bedroom**
- **Spacious South Facing Lounge**
- **Modern Fitted Kitchen**



Accommodation

Lounge: 10' 4" x 16' 8" (3.15m x 5.08m)

Kitchen: 7' 3" x 6' 11" (2.21m x 2.11m)

Bedroom: 8' 11" x 14' 0" (2.72m x 4.27m)

Bathroom: 4' 11" x 7' 4" (1.5m x 2.24m)

What the agent says... “”

Situated in an ideal location not far from the town centre, this south-facing one bedroom second floor flat is part of the Sovereign Court retirement development.

The accommodation briefly comprises; entrance hall, storage cupboard, airing cupboard, modern bathroom with walk-in shower and double bedroom with built-in wardrobe. The main living area is light and spacious which leads into a recently refurbished kitchen fitted with grey units, electric hob and waist level oven. There are new grey carpets throughout and freshly painted white walls creating a blank canvass for the lucky new owner.

The residents of this retirement development benefit from a range of communal facilities including; a lift to all floors, residents lounge, laundry facilities, car parking on a first come first served basis and well maintained communal gardens around the development. The apartment also benefits from an emergency pull cord system and an on-site manager Monday to Friday.

The development is approx. 250 metres from Bognor seafront and the town centre provides comprehensive shopping facilities including a Morrisons, mainline railway station and bus routes so you can get out and about.

The apartment is offered for sale with no forward chain and we recommend viewings to appreciate the location and all that the development has to offer.



Council Tax Band: C

Lease Information

The vendor informs us that there are 93 years remaining on the lease, the current ground rent is £336.94 pa and the current maintenance charge is £1863.34 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.