



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£100,000

Share of Freehold

Lyon Street, Bognor Regis, PO21 1EE



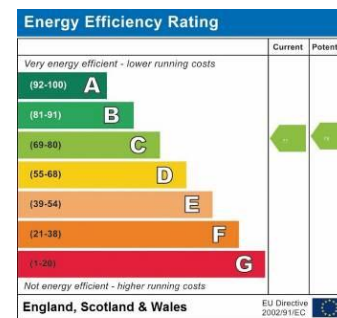
Book a Viewing

01243 861344

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



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01243 861344



- 1st Floor Retirement Apartment
- Close to Shops, Seafront & Mainline Station
- Living/Dining Room
- Modern Shower Room
- Allocated Parking



Accommodation

Entrance Hall: 6' 4" x 6' 0" max (1.94m x 1.84m)

Lounge: 13' 2" x 10' 7" (4.03m x 3.24m)

Kitchen: 7' 4" x 6' 3" (2.26m x 1.92m)

Bedroom: 13' 11" x 9' 11" (4.26m x 3.03m)

Bathroom: 6' 11" x 5' 6" (2.12m x 1.69m)

Lease Information: The vendor informs us that there is a share of the freehold with 960 years remaining on the lease (the remainder of a 999 year lease from September 1983). There is no ground rent and the current maintenance charge is £1500pa 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.

Council Tax Band: A



What the agent says... “,”

This first floor apartment is age restricted to 60+ and would be suitable to an owner occupier or a buy to let investor, providing a gross yield of 8.4% (approximately). The property is well located in the heart of Bognor Regis close to the shops, amenities, seafront and mainline station.

The accommodation consists of an entrance hall with an airing cupboard, a generous sitting and dining room with kitchen coming off, a large bedroom with ample space for wardrobes and a modern shower room.

The block is purpose built and has a secure phone-entry system, with key fobs for residence, and further key pad entrance for each floor. There is a lift and staircase for ease of access and the property has an assigned space in the car park to the rear.

The property is vacant and being sold chain free. For more information or to book an early viewing contact Clarkes Estates on 01243 861344.

Potential landlords: This property is currently let on a 12-month fixed term tenancy starting on 17/01/23. It is achieving £750 pcm producing a healthy gross yield of 9%. Furthermore, whilst the property is age restricted to residence, we understand investors need not meet the age criteria as long as renters are of the appropriate age.

