

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£130,000

Share of Freehold

Marian Way, Bognor Regis, PO21 1PD



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



- 1st Floor Apartment
- Age Restricted (Over 55)
- Large Lounge with Bay Window
- Fitted Kitchen
- Residents Lounge
- Close to Town Centre/Seafront



Accommodation

Lounge: 21' 3" into bay window x 10' 5" (6.48m x 3.19m)

Kitchen: 6' 11" x 5' 8" (2.13m x 1.75m)

Bedroom: 14' 4" x 8' 11" (4.38m x 2.73m)

Bathroom: 6' 10" x 5' 6" (2.09m x 1.70m)

Utility Cupboard: 4' 9" x 3' 3" (1.46m x 1.01m)

Lease Information: This vendor informs us that each resident has a share of the freehold with the remainder of a 999 year lease, there is no ground rent and the current service charge is approximately £1631.00 pa making this considerably cheaper than many age restricted properties nearby.

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: B



What the agent says... “,”

Located between Hotham Park and Bognor Regis Town Centre, this is a delightful example of a purpose built one bedroom first floor apartment. The property is restricted to occupiers aged 55 and over and is designed to offer independent living. Just a few hundred feet away from the seafront, we think it is one of the best located homes of this type.

The accommodation comprises large lounge (with a bay window), small kitchen, comfortable bedroom with a fitted wardrobe, bathroom and a large utility cupboard that is housing a washing machine. The apartment is conveniently situated at the front of the of building nearby both the lift and stairs. In our opinion the bathroom may benefit from a modern suite, but otherwise the property is presented in good decorative order and it has double glazed windows and benefits from parking for both the occupier and visitors.

The building has an exclusive and high quality feel about it, with beautifully kept communal gardens and a communal lounge as you

enter the building. The residents each have a share in the freehold of the property which provides a saving on ground rent and assurance that the property is well managed. The close proximity to town provides fantastic access to many amenities and leisure facilities.

Viewings are highly recommended to appreciate everything this property has to offer.

