



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£240,000

Leasehold

Rock Gardens, Bognor Regis, PO21 2LF



Book a Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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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.

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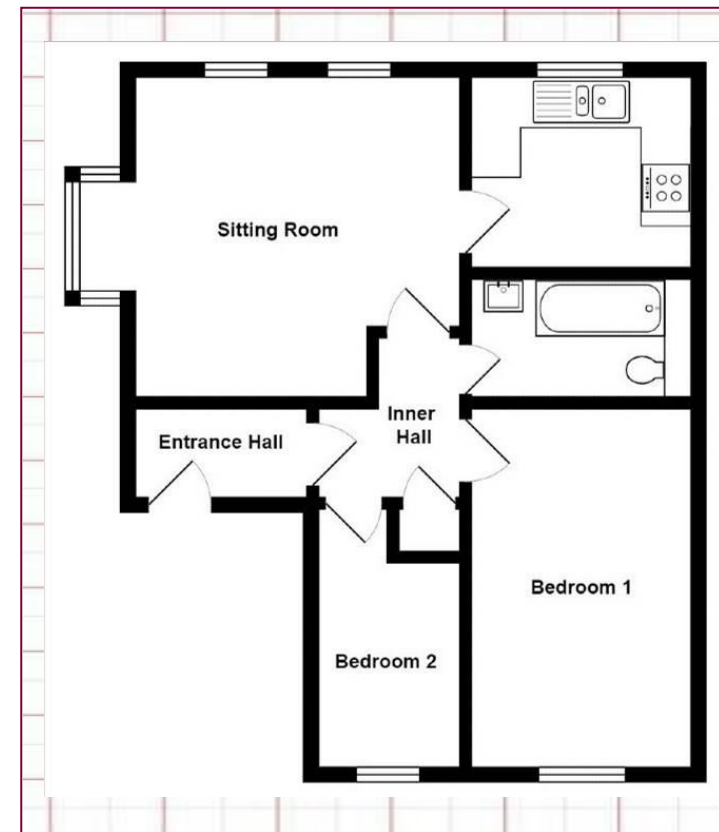


- 2nd Floor 2 Bedroom Purpose Built Apartment
- Sea Views
- Dual Aspect Sitting Room
- Secure Entry Phone System
- Assigned Parking/Car Port



Accommodation

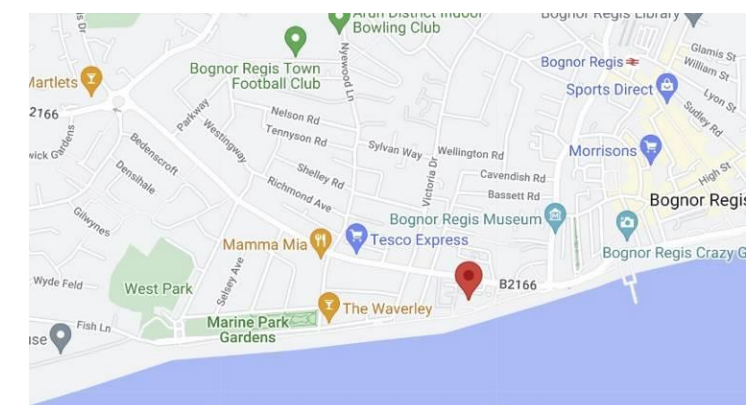
Entrance Hall: 7' 1" x 2' 11" (2.18m x 0.90m)
 Sitting Room: 12' 9" x 12' 11" (3.90m x 3.96m) excluding the bay window
 Kitchen: 8' 9" x 7' 6" (2.67m x 2.31m)
 Bedroom 1: 14' 5" x 8' 10" (4.40m x 2.70m)
 Bedroom 2: 10' 4" x 5' 6" (3.16m x 1.70m)
 Bathroom: 8' 9" x 4' 9" (2.69m x 1.46m)



Lease Information: The vendor informs us that this property has 152 years remaining on the lease (160 years from 19/09/2014). There is a peppercorn ground rent (TBC) and the current maintenance charge is £1543.92 paid half yearly including insurance and water rates. This is reviewed annually and advised in December.

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... “”

This two bedroom seafront apartment enjoys sea views from both the sitting room and kitchen. The popular residential complex has an assigned car parking space under a car port and is conveniently located for nearby local shops in Aldwick Road.

Viewings are highly recommended to fully appreciate fantastic position of this contemporary property.

INVESTORS: This property is currently tenanted and achieves £750 PCM. However, in the current climate we have been advised that it could realistically achieve as much as £950 PCM, providing a gross yield of 4.56%.

The property is situated on the second floor and the accommodation comprises entrance hall, leading to an inner hall, with airing cupboard. The sitting room is dual aspect and features an attractive bay window and south-easterly views towards the sea, a door leads into the kitchen which has been nicely appointed with fitted appliances. The principal bedroom is generously proportioned and there is a second single bedroom. Finally the bathroom has a modern suite with a shower over the bath and a heated towel rail.



The property has gas-fired central heating, double glazing and a secure entry phone system. There is a communal garden facing the sea and guest parking in addition to the assigned space under the car port. It is available to purchase with no ongoing chain.

