



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£170,000

Leasehold

Nyewood Lane, Bognor Regis, PO21 2QG



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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	78

EU Directive 2002/91/EC
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.

Service you deserve. People you trust.

01243 861344



- **First Floor Apartment with Sea Glimpses**
- **Two Double Bedrooms**
- **Fitted Kitchen**
- **White Suite Bathroom**
- **Close to Seafront & Shops**



Accommodation

Sitting Room: 14' 0" x 12' 6" (4.29m x 3.83m)
 Bedroom 1: 11' 7" x 10' 7" (3.54m x 3.25m)
 Bedroom 2: 8' 2" (14' 4" into alcove) x 10' 6" (2.49m x 3.22m)
 Kitchen: 8' 7" x 7' 5" (2.64m x 2.27m)
 Bathroom: 10' 7" x 4' 0" (3.23m x 1.24m)

Lease Information: The vendor informs us that this property has 993 years remaining on the lease (999 years from April 2016). There is no ground rent to pay. The maintenance including property insurance is charged every 6 months and the last half yearly payment was £1,492.21. The charges are variable and are reviewed by Hobdens (management company), the yearly charges for 2021-22 were slightly lower at £1882.68 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.

Council Tax Band: B



What the agent says... “,”

This two-bedroom apartment is located to the West of Bognor Regis town, a stone's throw from Marine Park Gardens and the seafront promenade. Aldwick shopping parade is also situated close by and offers various local shops and convenience stores. The town centre is a short distance away, offering more comprehensive shopping facilities and a mainline train station.

The property is located on the first floor and briefly comprises an entrance hall, sitting room, separate kitchen, two double bedrooms, and family bathroom. The sitting room and one of the bedrooms also benefit from glimpsed views of the sea.

Agent's Note:

We have been informed that the management company have recently changed at this property and the latest service charge have been significantly higher than usual. These are expected to settle down once the managing agent has completed any necessary improvement

works. However, the block does have communal heating and the bills for this are included in the service charge so they may be understandably higher than other properties.

Buy-To-Let Investors:

We understand that the property is currently let on a periodic AST and is achieving rent at £900 PCM, producing a gross yield of 6.35%.

