











### **Book a Viewing**

#### 01243 861344

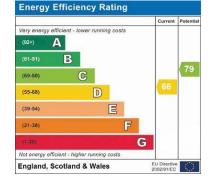
Bognor@ClarkesEstates.co.uk 2 Station Road, Bognor Regis, West Sussex, PO21 1QE http://www.clarkesestates.co.uk

















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# Clarkes

**Asking Price Of** £175,000 Leasehold

Estate Agents & Lettings Agents

## Stocker Road, Bognor Regis, PO21 2AE







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# What the agent says... "11

This immaculate second floor two-bedroom apartment is in a desirable and convenient location, around 150 meters to the seafront promenade or local shops and convenience stores in Aldwick Road. Marine Park Gardens, Bognor Regis Sailing Club and The Waverley, a popular seafront pub, are also nearby.

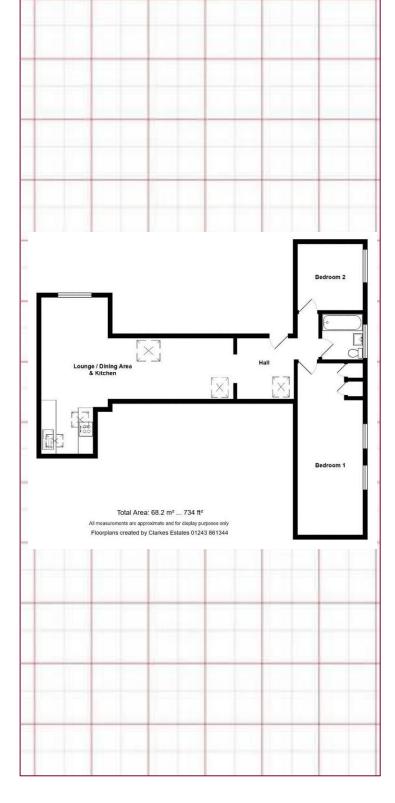
Converted circa 2002, this contemporary apartment comprises a spacious hall and open plan living space incorporating the kitchen, sitting and dining areas with an electric fire in the style of a log burner. Sloped ceilings provide character and prevent the property feeling like a modern box. The kitchen has been refurbished where needed in the last few years and is in good order. There are two double bedrooms, including a very generous principal bedroom with a fitted cupboard and airing cupboard. The family bathroom has also been recently refurbished to add a bath with shower over.

The property comes with an allocated parking space, by the entrance. To the rear there are communal gardens. There is also a security entry phone system.

The property is neutrally decorated and benefits from modern electric radiators and double-glazing throughout. In our opinion the property would be suitable for owner occupiers looking for a turn-key property in a quiet residential road, close to the seafront.



- Close to Seafront & Shops
- Top Floor Apartment
- Two Double Bedrooms
- Recently Refurbished
- Allocated Parking Space
- Chain Free





### Accommodation

Hall: 8' 2" x 7' 7" (2.50m x 2.33m)
Lounge Area: 11' 9" x 8' 11" (3.59m x 2.74m)
Dining Area: 16' 6" x 7' 11" (5.04m x 2.43m)
Kitchen Area: 9' 8" x 6' 11" (2.95m x 2.13m)
Bedroom 1: 23' 2" x 8' 9" (7.07m x 2.68m)
Bedroom 2: 8' 2" x 8' 11" (2.50m x 2.72m)
Bathroom: 6' 1" x 5' 5" (1.86m x 1.67m)

Lease Information: The vendor informs us that this property has 105 years remaining on the lease (125 years from 25th March 2002). The ground rent is £150 PA and the current maintenance charge is £1750 PA (£146 PCM) which is reviewed by E&J Estates (management company).

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

