

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£165,000

Leasehold

Ockley Road, Bognor Regis, PO21 2HW



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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



- Two Bedroom Maisonette
- Spacious Living Room
- Private Entrance
- New Windows & Boiler in 2022
- Close to Town & Seafront
- Investment Opportunity



## Accommodation

Living Room: 11' 9" x 13' 5" max (3.60m x 4.11m)

Bedroom 1: 10' 10" x 11' 8" max (3.32m x 3.58m)

Bathroom: 6' 10" x 5' 3" (2.09m x 1.62m)

Kitchen: 10' 4" x 8' 10" (3.17m x 2.71m)

Loft/Bedroom 2: 14' 1" x 11' 0" (4.30m x 3.36m)

Lease Information: The vendor informs us that this property has approximately 187 years remaining on the lease. The ground rent is £250 pa and the maintenance charge is split 50/50 with the ground floor property on an 'as and when needed' basis.

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... “,”

We are pleased to offer this well presented 2-bedroom maisonette benefitting from its own private entrance. Conveniently situated in the heart of Bognor Regis Town, just a short walk from the seafront, local shops, cafes, and mainline train station. This cosy home will be particularly appealing to first time buyers and investors with its low annual costs.

The property comprises a private entrance with stairs leading to the first-floor hallway, spacious living room, double bedroom, neutral bathroom, and kitchen. To the second floor a bright loft room with a Velux window, currently being used as a sizeable second bedroom with a storage cupboard. The property is ready to move into and boasts new windows and a combi boiler, both installed in 2022.

With its brilliant location, you'll have easy access to shops, restaurants, and the beautiful Bognor Regis beach. Don't miss out on this fantastic opportunity to make this maisonette your new home sweet home! Contact us to arrange a viewing on 01243 861344.

