



Flat 32 Harfield Court, Lyon Street

Second floor apartment (with lift) in the heart of Bognor Regis town centre with parking and no forward chain.



- ▶ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ▶ Lift and Stairs to all Floors
- ▶ Sitting Room
- ▶ Double Bedroom
- ▶ Parking
- ▶ Second Floor Apartment
- ▶ Entrance Hall
- ▶ Kitchen
- ▶ Bathroom/WC
- ▶ No Forward Chain

An opportunity to purchase a second floor apartment (with lift) in the heart of Bognor Regis town centre with parking, a share of the freehold and with tenants in situ, the property currently achieves £8,100 rental income per annum.

Harfield Court occupies an ideal position in the heart of the seaside town of Bognor Regis and has the added advantage of an off-street parking space.

The block is well kept and has nice communal areas with lift and stairs to all floors. To the rear of the block, there is very useful allocated parking which is a real added benefit in the town centre.

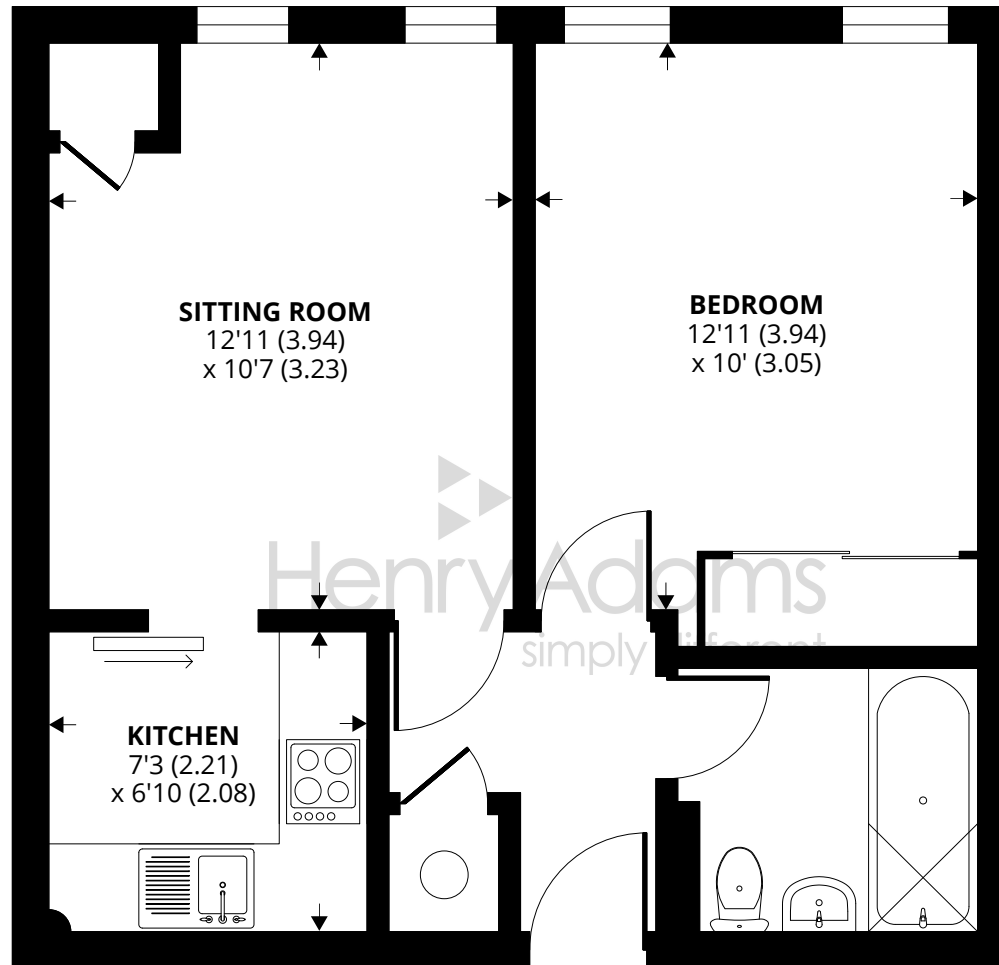
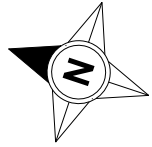
The accommodation briefly comprises, security sliding door to communal entrance and lift and stairs to second floor, further security door to communal way and personal door to entrance hallway, with airing cupboard, sitting room, kitchen, double bedroom with fitted wardrobe cupboard and bathroom.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.

Tenure: We understand there is the remainder of a 999 year lease.

Maintenance Charge: We understand the maintenance charge is approximately £1,500 p.a.





SECOND FLOOR

Approximate Area = 429 sq ft / 39.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Harfield Court is situated to the east of Bognor Regis town centre and within easy access to the seafront and Hotham Park. The precinct shopping facilities and the mainline railway station are within easy walking distance.

Directions

From the pier in Bognor Regis head east along the seafront. Follow the road and eventually turning left into Clarence Road and at the mini-roundabout proceed straight over into Lyon Street and Harfield Court can be found on the left hand side.

20/09/23



Bognor Regis Pier



Bognor Regis Pier

