



Flat 1 Thorneycroft, 15 The Steyne

A charming ground floor flat situated in The Steyne Gardens.



- ▶ **Ground Floor Flat**
- ▶ **Bright and Spacious Sitting Room**
- ▶ **Generous Bedroom**
- ▶ **Original Sash Windows**
- ▶ **Permit Parking Available**
- ▶ **Character Conservation Area**
- ▶ **Galley Style Kitchen**
- ▶ **Modern Bathroom**
- ▶ **Situated in the Steyne Gardens**
- ▶ **No Forward Chain**

A charming ground floor flat situated in The Steyne Gardens, which is a Conservation area in the seaside town of Bognor Regis. The property is approximately five hundred yards from the beach, promenade and the pier. Many original features have been retained including the sash windows.

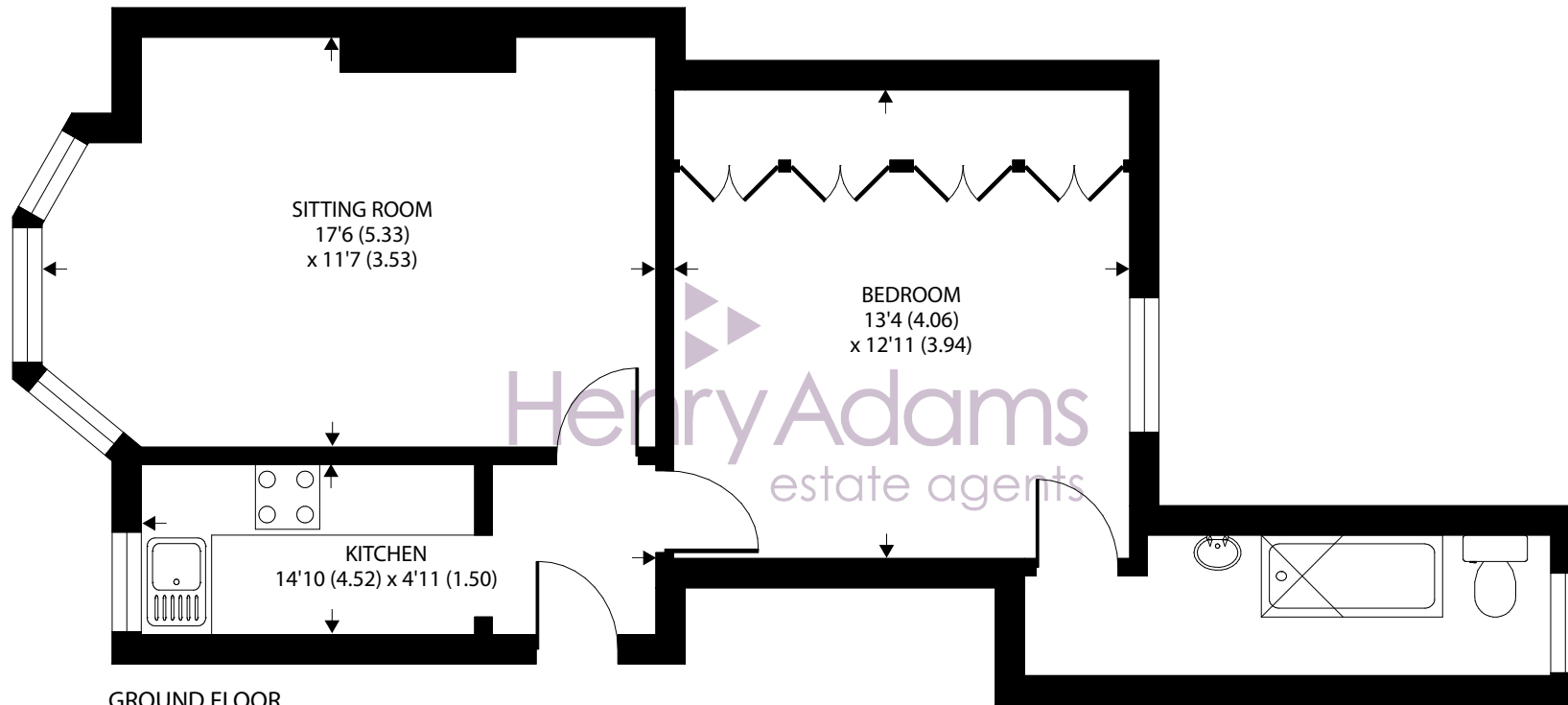
The accommodation comprises communal entrance with private front door to the entrance hall. The bright and spacious sitting room is fitted with laminate flooring and has a large bay with the original sash windows. The generous bedroom has a full bank of fitted wardrobes and leads through to the modern bathroom, which is fitted with a white suite. The galley style kitchen is fitted with light wood effect units and has an integral oven and hob and space for white goods.

Viewing is thoroughly recommended to appreciate the superb central location of The Steyne Gardens. The property will be offered with no forward chain.

Tenure: We understand the lease commenced on the 17th of September 1982. There is a quote for the extension of the lease of an additional 90 years and reduced ground rent for £26,550.

Maintenance Charge: We understand the maintenance charge payable is approximately £1,379.96 from 25/12/2023 - 24/12/24.





Approximate Area = 507 sq ft / 47.1 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

Situated in the conservation Steyne Gardens in the heart of the seaside town of Bognor Regis within minutes from the promenade and pier. Within easy walking distance to the town centre with the precinct shopping facilities and the mainline railway station to London Victoria.

Council Tax Band: B

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25/04/24

