



Flat 4 Regis House, Richmond Road

A spacious second floor flat offered with no forward chain.



▶ **Second Floor Flat**

▶ **Kitchen**

▶ **Bathroom Suite**

▶ **No Onward Chain**

▶ **Town Centre Location**

▶ **Sitting/Dining Room**

▶ **Two Double Bedrooms**

▶ **Gas Fired Central Heating and
Single Glazing**

▶ **Investment Opportunity**

This generous flat is located just within the heart of the seaside town of Bognor Regis, having the mainline railway station within the immediate vicinity, as well as the pedestrianised town centre and seafront within easy access. The property benefits from gas fired central heating and single glazed timber framed windows. The property is currently tenanted and achieves £975 per calendar month, giving a rental yield of 7.8% based on the guide price.

The accommodation briefly comprises, communal door to entrance hallway and stairs to all floors, personal door to welcoming entrance hall with useful storage cupboard, sitting/dining room, kitchen with skylight, two double bedrooms and bathroom.

A viewing is highly recommended to appreciate its convenient location.

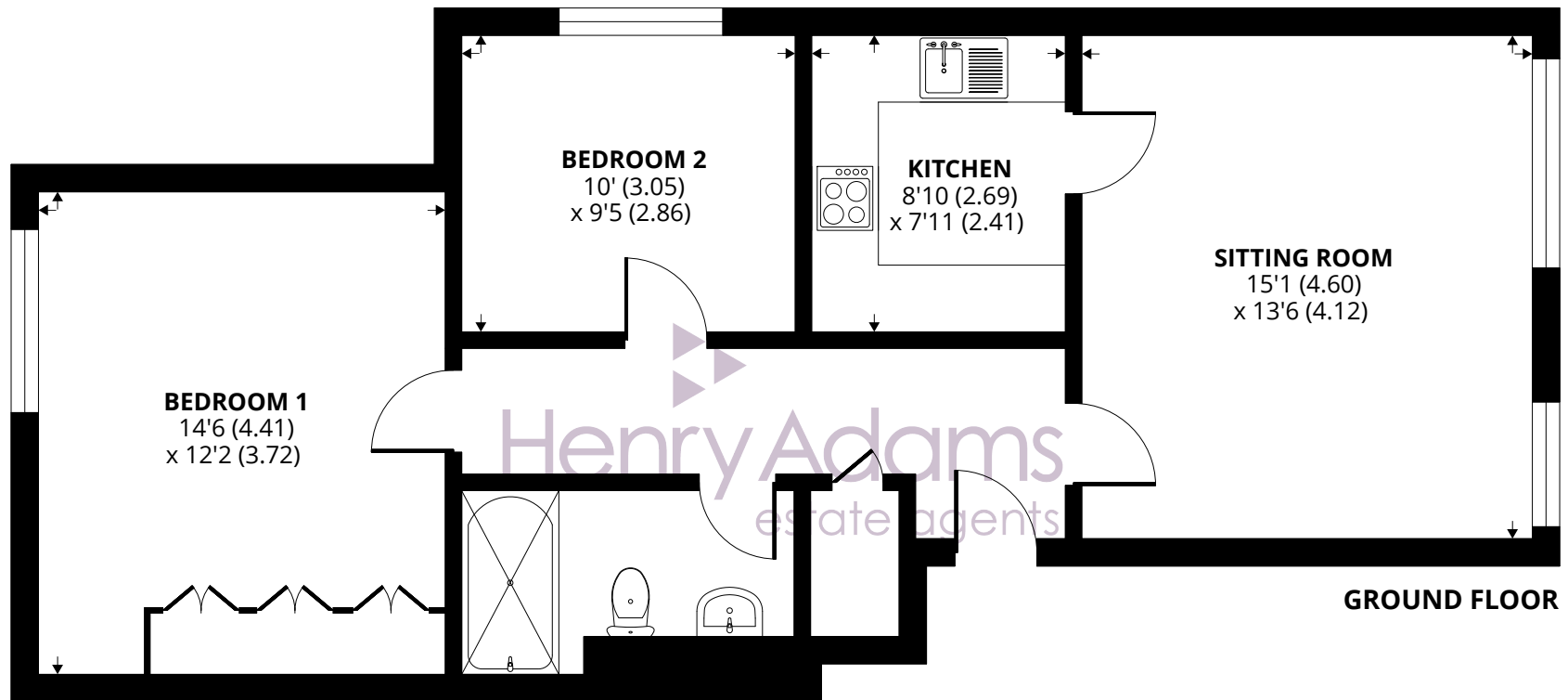
Tenure: Leasehold. We understand there is 125 year lease from 1st September 1996.

Maintenance Charge: We understand the maintenance charge payable is currently £1,942.67 p.a.

Ground Rent: We understand the ground rent is currently £100 p.a.

Council Tax Band: B





Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



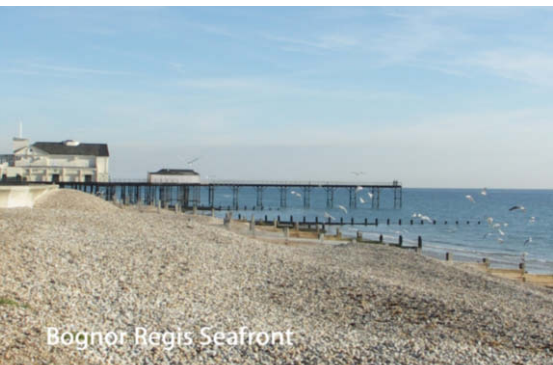
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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

Richmond Road is situated in the heart of Bognor Regis town centre, just a stone's throw away from the mainline railway station and the precinct shopping facilities is within easy walking distance.

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Bognor Regis Seafront



Bognor Regis Pier

To arrange a viewing call **01243 842123** View details online at henryadams.co.uk