



## Flat 28 Cavendish House, Lennox Street

A purpose built seafront apartment with parking and offered with no forward chain.



- ▶ **Seafront Apartment**
- ▶ **Lift and Stairs**
- ▶ **Sitting/Dining Room**
- ▶ **Bathroom with White Suite**
- ▶ **Secure Allocated Parking**
- ▶ **Glorious Sea Views**
- ▶ **Contemporary Kitchen**
- ▶ **Two Double Bedrooms**
- ▶ **Attractive Atrium**
- ▶ **No Forward Chain**

A viewing of this seafront third floor apartment is thoroughly recommended. Situated within a most convenient distance of the town centre, the beach and the Bognor Regis pier.

The property has a security entry phone system with lift and stairs to all floors. The accommodation briefly comprises entrance hallway with storage cupboard, sitting/dining room with feature bay window offering glorious sea views, modern refitted contemporary kitchen, two generous double bedrooms with built-in wardrobes and bathroom with modern white suite.

Outside, there is an allocated parking space, which is accessed via an electric roller door. Early vacant possession may be possible as there is no forward chain.

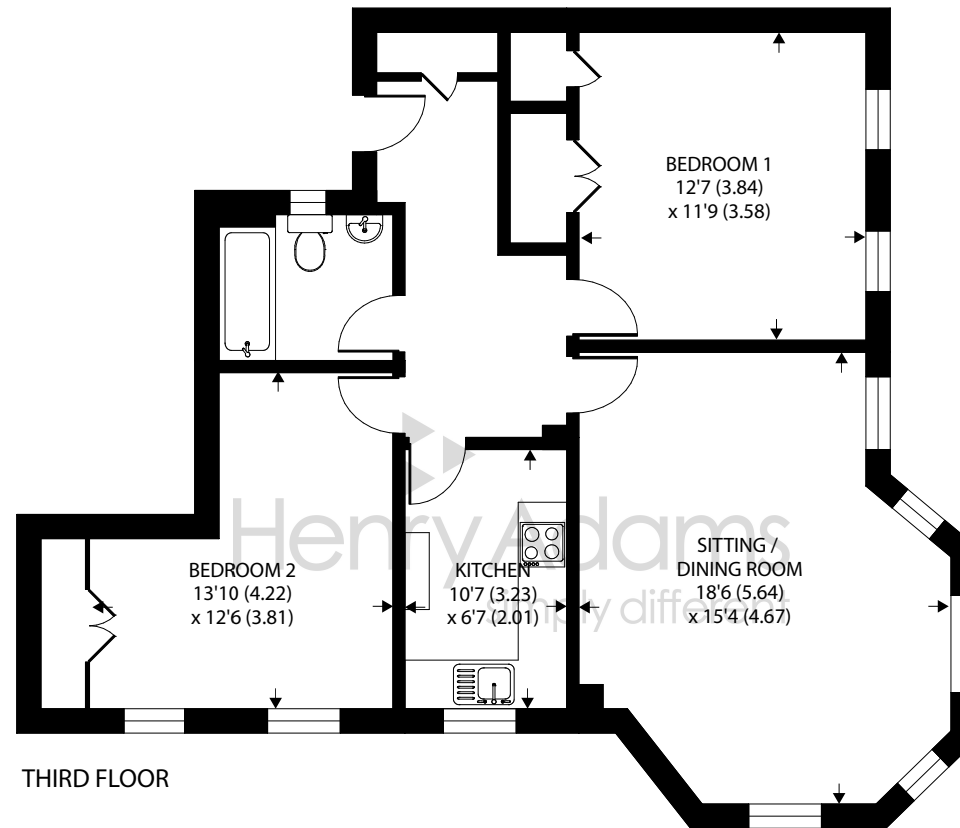
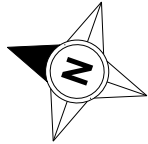
Tenure: We understand there is the balance of 125 year lease from 1989 (91 years remaining).

Maintenance Charge: We understand the maintenance charge payable is approximately £4,374 p.a. We have been advised the charge will be reduced in 2025.

Ground Rent: We understand the ground rent is approximately £104 p.a.

Council Tax Band: D





Approximate Area = 810 sq ft / 75.2 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.

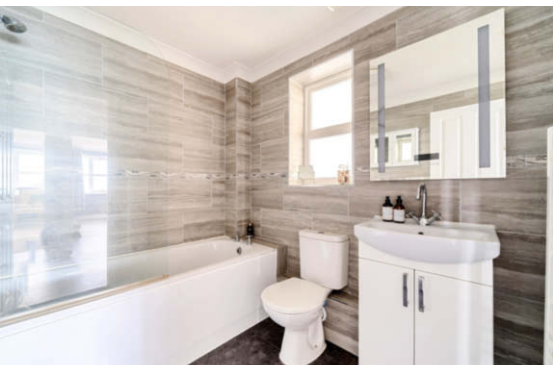


## Location

Seafront apartment block situated in the bustling seaside town of Bognor Regis, with its precinct shopping facilities, range of cafés, bars and restaurants and a mainline railway station with services to London Victoria and the South Coast.

What3Words ///dull.shirt.slug

20/01/25



Bognor Regis Pier



Atrium