

Upper Bognor Road, Bognor Regis, PO21 1JA



- Two Bedrooms
- First Floor Apartment
- Lounge / Kitchen
- Bathroom
- Allocated Parking Space

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01243 861344



What the agent says... “ ”

Located approx. 200m from Hotham Park and just 550m from the Bognor Regis Town Centre is this two bedroom first floor apartment. Tastefully converted and with a new 125 year lease created in 2018, this apartment also comes with its own off road parking space.

The accommodation comprises a lounge that is open to a modern kitchen area that has a small breakfast bar providing some separation, a main bedroom, second double bedroom and a bathroom fitted with a white corner bath, shower over and curved screen. The parking space is located on the far left at the front of the building.

We think the property is ideally suited to first time buyers and landlords alike. Call us to arrange a viewing.

Accommodation

Lounge Open to Kitchen: 15' 2" x 12' 2" (4.64m x 3.72m)

Bedroom 1: 10' 5" x 10' 7" (3.19m x 3.23m)

Bedroom 2: 8' 11" x 12' 2" (2.74m x 3.73m)

Bathroom: 9' 9" x 4' 0" (2.98m x 1.22m)

Lease Information: The vendor informs us that a new lease was granted in 2018 for 125 years, leaving approx. 123 years remaining. The ground rent is £150 pa and the maintenance charge is £1611 pa. 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.



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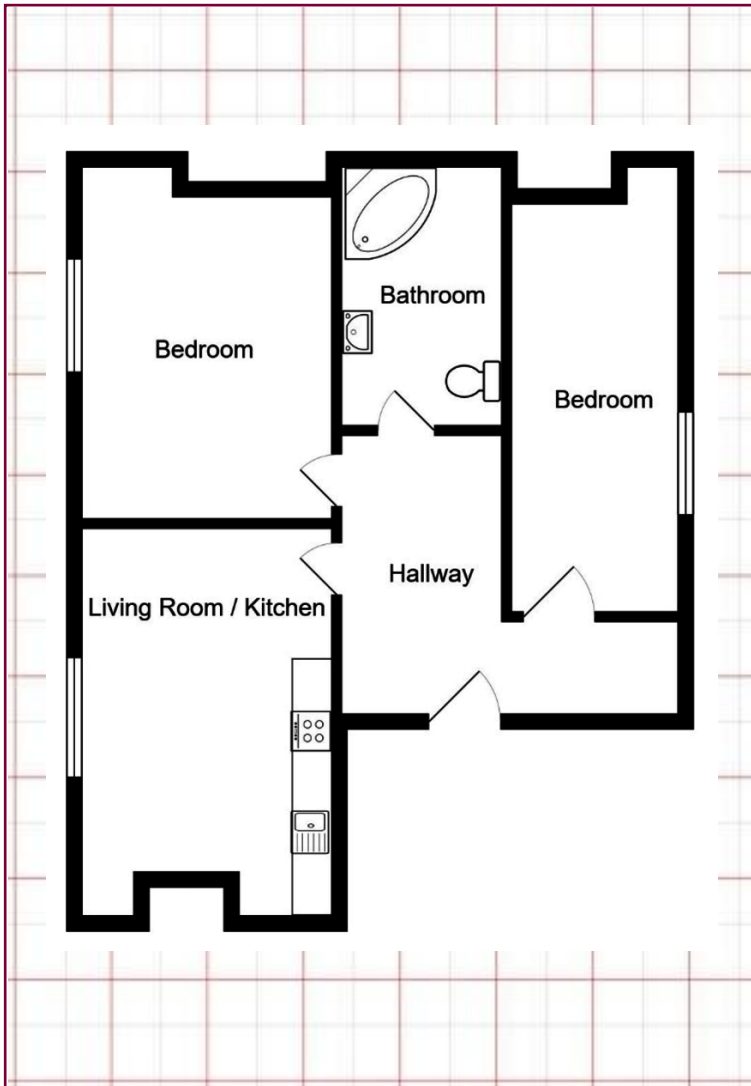
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		75	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Upper Bognor Road



IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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.