



# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£120,000

Leasehold

Westloats Lane, Bognor Regis, PO21 5JZ



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Westloats Lane			



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

Service you deserve. People you trust.

01243 861344





- One Double Bedroom
- First Floor Apartment
- Fitted Kitchen
- Double Glazing & Gas Central Heating
- Private Rear Garden



## Accommodation

Hall: 8' 11" x 5' 8" (2.73m x 1.75m)

Living Room: 12' 9" x 11' 5" (3.91m x 3.49m)

Kitchen: 5' 6" x 8' 6" (1.69m x 2.61m)

Bedroom: 10' 2" x 9' 3" (3.11m x 2.84m)

Bathroom: 7' 2" x 4' 4" (2.20m x 1.34m)

Lease Information: The vendor informs us that there are 153 years remaining on the lease, the ground rent is £30 pa, the current insurance charge is £135.52 pa and the maintenance charge is as and when required. 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.

## What the agent says... “”

Offered for sale with no forward chain is this first floor apartment located opposite the green on Westloats Lane.

The accommodation comprises ground floor entrance porch with a natural space for storing coats and shoes and stairs leading on to a first floor hall. A cosy lounge to the front has views across the green, a double bedroom to the rear has built in wardrobes, the kitchen is fitted with a range of units including electric oven, gas hob and extractor hood and space for a washing machine. The bathroom has a shower attachment over the bath and a wash basin and WC in a vanity style unit. A Viessmann boiler is fitted in the hall and the property has double glazing and gas central heating.

Outside the property benefits from hard standing to the side and a private rear garden which is approx. 10m x 5m with a very large wooden shed.

