





Book a Viewing

01243 861344

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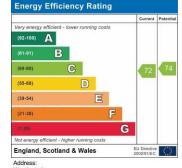












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Offers In Excess Of £120,000 Leasehold

Westloats Lane, Bognor Regis, PO21 5JZ







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What the agent says... "11

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

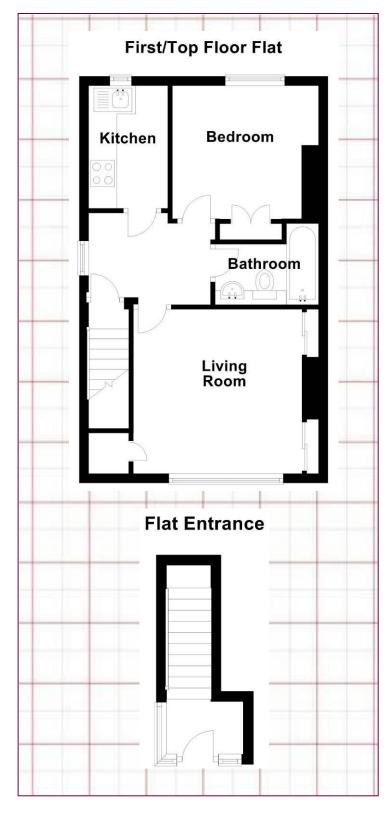
The accommodation comprises ground floor entrance porch with a natural space for storing coats and shoes and stairs leading on to a first floor hall. A cosy lounge to the front has views across the green, a double bedroom to the rear has built in wardrobes, the kitchen is fitted with a range of units 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.





- 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.

