

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£73,000

Leasehold

Sylvan Way, Bognor Regis, PO21 2NQ



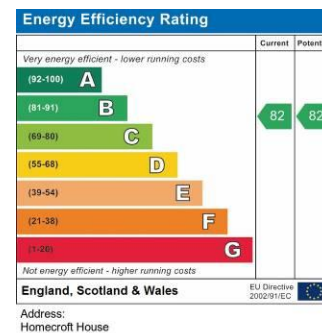
Book a Viewing

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01243 861344



- One Bedroom Apartment
- Modern Shower Room
- Situated on the Top Floor
- Age Restricted to Over 60's
- Residents Lounge, Laundry & Car Park



Accommodation

Lounge: 10' 6" x 14' 2" (3.2m x 4.32m)
 Kitchen: 7' 5" x 5' 6" (2.26m x 1.68m)
 Bedroom: 8' 7" x 10' 8" (2.62m x 3.25m)
 Bathroom

Lease Information: The vendor informs us that there is a 99 year lease from 1982 leaving approximately 61 years remaining. The ground rent is £211.69 every 6 months and the maintenance charge is £1859.48 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.

What the agent says... “”

Located on the outskirts of Bognor Regis town centre, this quiet road is well situated for local shops, mainline station and the seafront promenade. This one bedroom apartment is well presented with neutral décor and a recently modernised shower room. It is available chain free and would be ready to move into.

ground floor and a guestroom which is available for visiting family and friends at a small charge. The property also has an entry phone security system and careline facilities with pull cords in the apartment. The property is on the top floor (2nd floor) and there are lifts in the building if required.

The accommodation comprises an entrance hall, with a good sized storage cupboard. The kitchen comes off the lounge and is a compact but useable space. The lounge and bedroom are nice, bright and airy rooms and the bedroom has built in wardrobes. The shower-room is a particular feature of the property, having been recently refitted with a white suite, underfloor heating, heated towel rail and a fitted storage unit.

In our opinion this apartment would be very suitable for a retired person, someone looking for a holiday home by the sea or as an investment opportunity.

Other recent improvements include a new fuse board, freshly painted walls and the carpets, windows and heating appear to be in good condition.



Homecroft House is a development of retirement apartments suitable for people aged 60+ and benefits include; a friendly warden, residents lounge and laundry facility on the