

REDWOOD & SONS

Estate Agents

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23 Upper Bognor Road

Bognor Regis, PO21 1JA

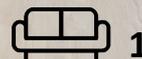
£195,000

Located in the charming seaside town of Bognor Regis, this delightful ground-floor flat offers a perfect blend of comfort and convenience. Benefits include: private entrance; entrance hall with storage cupboard; spacious open-plan fitted kitchen / living / dining room with patio doors to private garden; two generously sized double bedrooms; well-appointed bathroom with p-shaped shower/bath. In addition to its charming interior, this property comes with the added benefit of parking to the front of the property and gate access to the rear garden with good-sized lawn and neat patio area. Location is key, and this flat does not disappoint, being conveniently situated close to a variety of shops, amenities, schools, mainline train station, bus routes and beach. EPC - D. Council Tax Band - B. Tenure - leasehold. 116 years remaining on 126-year lease. Ground rent - £250.00 per annum. Service charge - £1,604.66 per annum.

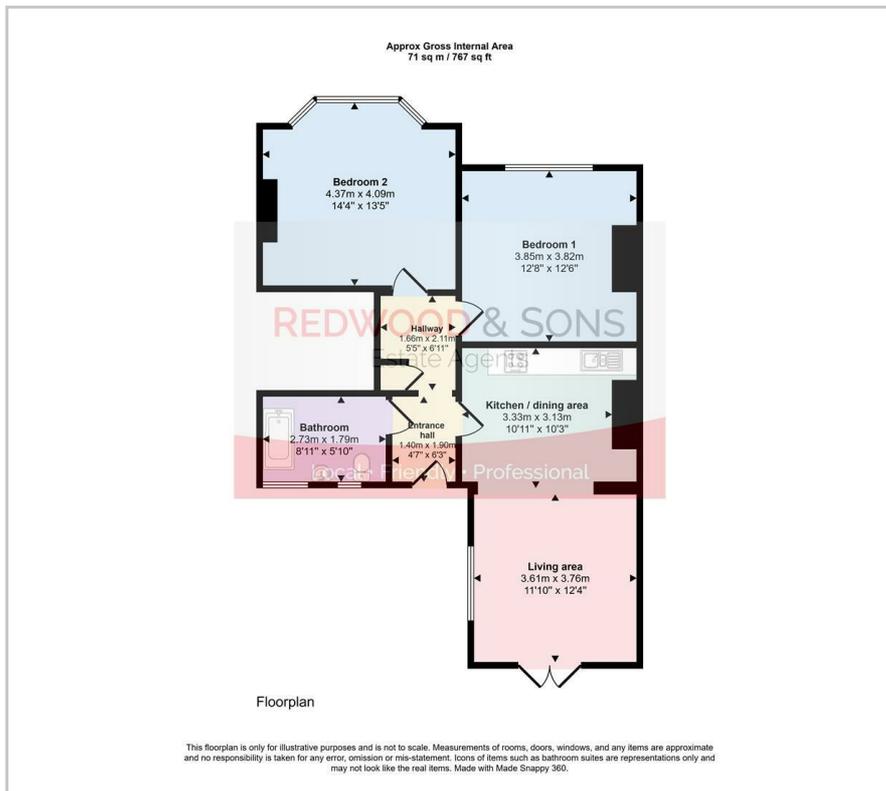
Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

- Ground-floor flat
- 116-year lease
- 2 bedrooms
- Open-plan kitchen / dining / living room
- Bathroom
- Private garden
- Allocated parking space
- Close to Bognor Regis shops, amenities, schools, mainline train station, bus routes & beach



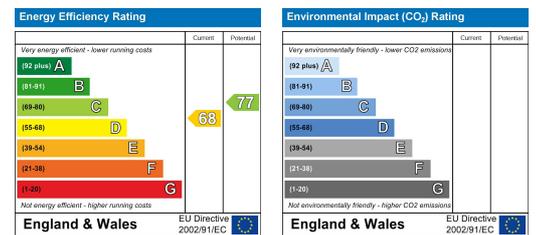
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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