

Berghestede Road, Bognor Regis, PO22 9QL



- **Spacious 1st Floor Apartment**
- **Two Bedrooms**
- **Dual Aspect Sitting Room**
- **Good Size Kitchen**
- **Off Road Parking**
- **Investment Opportunity**

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What the agent says... “ ”

This large two bedroom first floor apartment benefits from low ground rent and maintenance costs. The property would be ideal for an owner occupier or an investor looking for low running costs.

The internal accommodation comes off a communal entrance hall and comprises an inner hallway with a large walk-in storage cupboard by the front door and another cupboard at the end of the hall. The large dual aspect sitting room provides plenty of space for a dining table and chairs. The sitting room opens up onto the kitchen, which is of a good size. There are two bedrooms and a family bathroom, with white suite. Externally, parking is readily available at the front and there is a communal area for drying clothes.

For potential landlords, we believe the low ground rent and maintenance costs will make this an appealing prospect and would estimate the rental value at £875 - £900 PCM.

Offered with no forward chain. Viewings are highly recommended to appreciate all that this property has to offer.

Accommodation

Hallway

Sitting Room / Diner: 11' 5" x 14' 6" (3.50m x 4.42m)

Kitchen: 9' 8" x 8' 8" (2.96m x 2.66m)

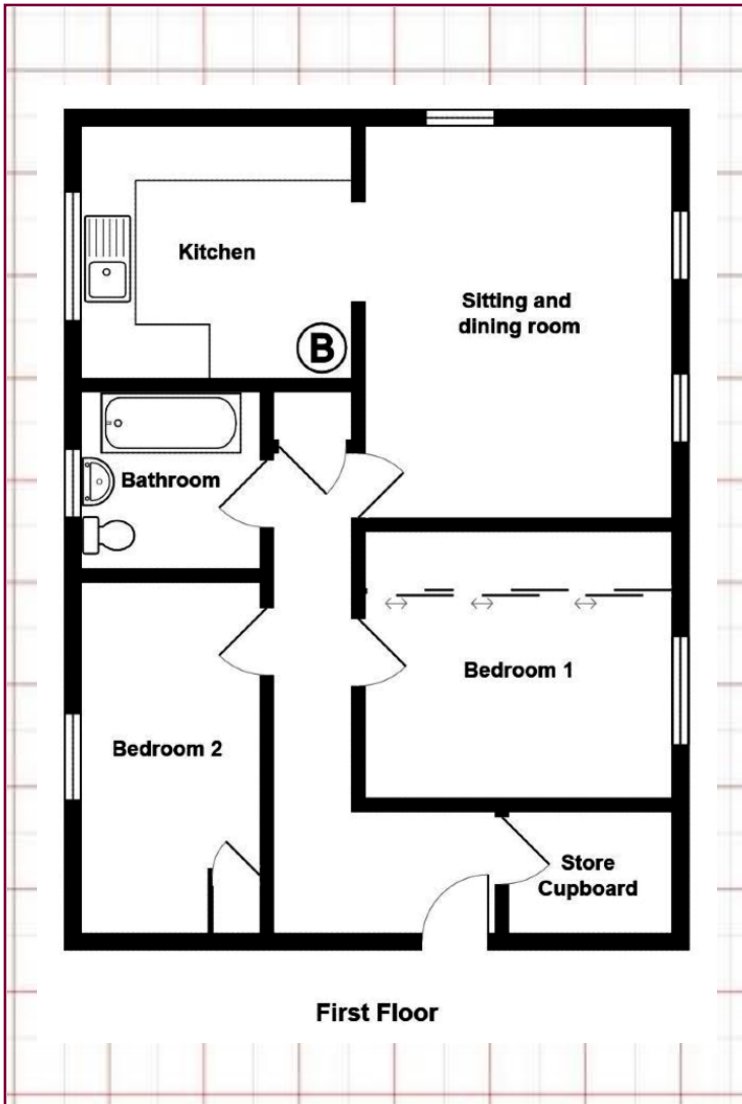
Bedroom 1: 11' 6" x 9' 11" (3.51m x 3.03m)

Bedroom 2: 13' 0" x 6' 7" (3.97m x 2.01m)

Bathroom: 7' 1" x 6' 7" (2.16m x 2.01m)

Store Room: 6' 0" x 4' 5" (1.85m x 1.37m)

Lease Information: The vendor informs us that there are 175 years remaining on the lease, the ground rent is £10 pa and the current service charge is £238.15 pa including insurance. 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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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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.