



# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£165,000

Leasehold

West Street , Bognor Regis, PO21 1FS



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		
(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.

Service you deserve. People you trust.

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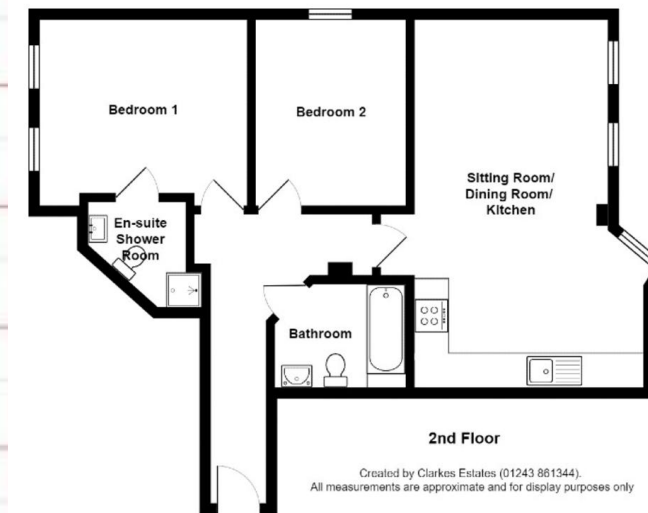
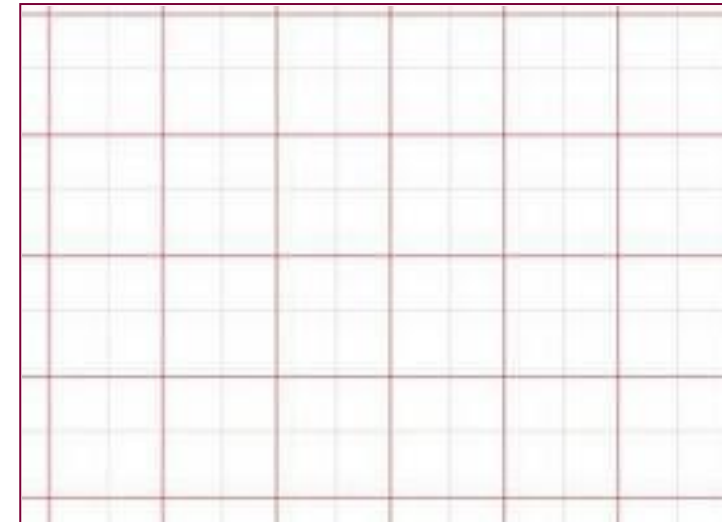


- 2nd Floor 2 Bedroom Apartment
- 150m from Seafront
- Open Plan Sitting Room/Dining Room/Kitchen
- Principal Bedroom En-Suite
- Family Bathroom
- Investment Opportunity



## Accommodation

Entrance Hall: 16' 9" x 3' 6" maximum (5.12m x 1.07m) L-Shape  
 Sitting Room / Dining Room: 20' 9" x 9' 7" (6.35m x 2.94m)  
 Kitchen Area: 11' 5" x 9' 0" (3.48m x 2.76m)  
 Bedroom 2: 10' 10" x 8' 9" (3.31m x 2.67m)  
 Bedroom 1: 12' 1" x 9' 6" (3.69m x 2.92m)  
 Ensuite: 6' 6" x 6' 4" (2.00m x 1.94m)  
 Bathroom: 7' 7" x 6' 0" (2.33m x 1.83m)



Lease Information: The vendor informs us that there are approximately 107 years remaining on the lease (125 year lease from 01/11/2004), the ground rent is £100 pa and the current maintenance charge is £1890 PA which includes buildings insurance. There is an additional charge of £1280 PA for the next 3½ years to cover the costs of major improvement works for the building. 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... “,”

This well presented and spacious top floor flat boasts 2 bedrooms and 2 bathrooms. The property is in a wonderful position around 150m from the seafront with further amenities, shops and mainline station in Bognor Regis also nearby.

The internal accommodation comprises a generous entrance hall leading to the open-plan sitting room with a dining area and modern fitted kitchen. The principal bedroom benefits from an en-suite shower room and there is a second bedroom served by a family bathroom. This property also offers double glazing and a gas heating system via radiators and combination boiler.

The block benefits from a secure phone-entry system and a lift, if required. There are permit parking bays in front of the property and a new owner would be able to apply to the local council for a yearly permit.

This property is suitable for either buyers looking for home for themselves in a desirable location or for investors. Viewings are recommended to appreciate all that this property has to offer.

Potential landlords: In our opinion this property could realistically be rented out at £900 PCM, generating a gross yield of approximately 6.55%.

**AGENTS NOTE:** This property is currently going through a 5 year schedule for major improvement works. We understand there is 3 and a half years left of this, during which time the maintenance will be higher than usual. It is likely that value will be added to the property by the time these major works are completed.



Council Tax Band: C

