



# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£180,000

Share of Freehold

The Steyne, Bognor Regis, PO21 1TX



Book a Viewing

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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			



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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.



## What the agent says... “,”

This beautifully presented ground floor apartment with courtyard garden is located just a stone's throw from the seafront promenade in The Steyne, a popular and historic residential crescent set around an attractive central green. The apartment is one of three in this Grade II listed property and it benefits from the remainder of a 999 year lease, no ground rent and no set maintenance charge. The building boasts many character features such as high ceilings and the entrance hall of the building is spacious and well kept.

The accommodation is accessed via a communal entrance hall. Upon entering the apartment a small hallway leads to the large sitting and dining room at the front of the building, with a large bay window and feature fireplace. The décor is modern and neutral which adds to the feeling of light and space within. The kitchen has fitted units and French Doors at the far end to the enclosed private courtyard garden at the rear of the building, perfect for al fresco dining. The spacious bedroom has a second door out into the courtyard. In addition, there is a large internal room which has been put to use as a walk-in wardrobe and dressing room, with a built-in cupboard. An inner hall, with two large storage cupboards leads to the recently refurbished bathroom with an attractive white suite in a classic style.

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 desirable location is in a quiet spot close to the heart of Bognor Regis

with numerous amenities nearby, including local and supermarket shops and a mainline station.

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 £825-850 PCM, generating a gross yield of approximately 5.67%.

AGENTS NOTE: As per the 1979 Estate Agents Act we hereby disclose that the seller is a team member of Clarkes Estate Agents.



- Ground Floor Apartment
- Stone's Throw to the Seafront
- Period Features
- Refurbished Bathroom
- Modern Fitted Kitchen
- Courtyard Garden



## Accommodation

Entrance Hall: 6' 10" x 3' 8" (2.09m x 1.13m)

Living Room / Dining Room: 16' 8" x 14' 8" (5.10m x 4.49m)

Kitchen: 9' 9" x 6' 7" (2.99m x 2.03m)

Bedroom: 14' 11" x 7' 7" (4.57m x 2.32m)

Dressing Room: 8' 1" x 6' 3" (2.47m x 1.93m)

Bathroom: 6' 3" x 5' 4" (1.93m x 1.63m)

Inner Hall: 6' 0" x 3' 5" (1.84m x 1.05m)

Courtyard: 12' 10" x 8' 3" (3.92m x 2.52m) approximately

Lease Information: The vendor informs us that there is a share of the freehold and there are 998 years remaining on the lease. There is no ground rent, maintenance charges are shared with the other 2 flats and the current insurance charge is £200 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.

Council Tax Band: B

