



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£120,000

Leasehold

Crescent Road, Bognor Regis, PO21 1QQ



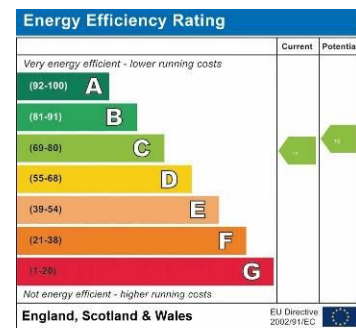
Book a Viewing

01243 861344

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<http://www.clarkesestates.co.uk>



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01243 861344



- **Ground Floor Retirement Apartment**
- **Spacious Lounge/Diner**
- **Modern Kitchen**
- **Double Bedroom**
- **Off Road Parking**



Accommodation

Hallway: 7' 8" x 5' 0" (2.35m x 1.53m)

Living Room: 19' 8" x 9' 7" (6.00m x 2.94m)

Kitchen: 9' 7" x 5' 11" (2.93m x 1.81m)

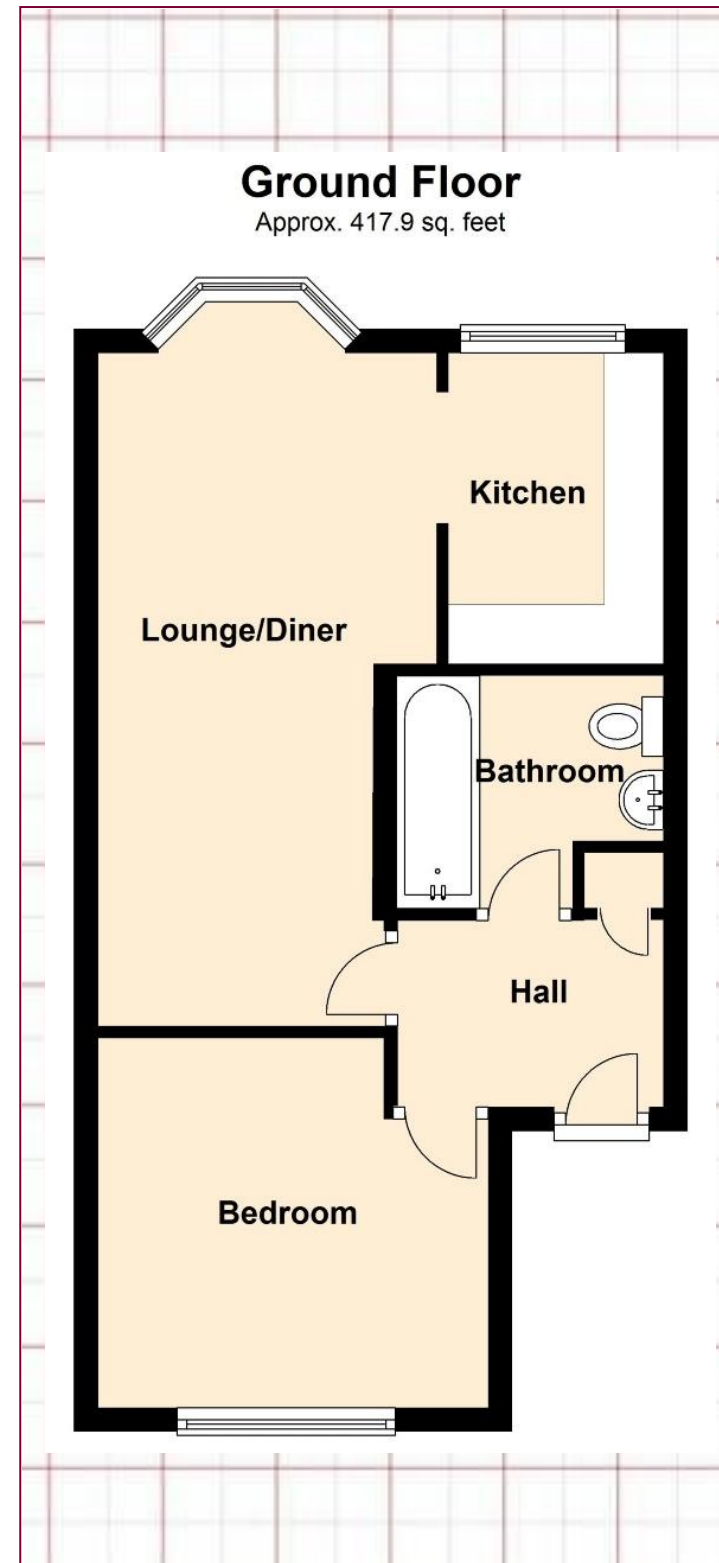
Bedroom: 11' 1" x 10' 0" (3.38m x 3.07m)

Bathroom: 7' 6" x 6' 5" (2.31m x 1.97m)

Lease Information: The vendor informs us that this property has 62 years remaining on the lease. The ground rent is £100 pa (due to increase to £200 pa in approximately 28 years). The current maintenance charge is £650 pa (2 payments of £325) and is reviewed in September and March each year.

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:



What the agent says... “,”

This delightful one bedroom ground floor apartment would be ideal for someone looking to downsize close to Bognor Regis town centre. The property is conveniently situated, a short distance to high street shops and supermarkets, a doctor's surgery and mainline train station. There are numerous leisure facilities also nearby. This property has an age restriction limiting owners to those of pensionable age only.

The accommodation comprises a private entrance, located at the rear of the property, close to the car park. The hallway has a built-in cupboard, there is a generous open plan living and dining room, with an attractive bay window and an open doorway leads through to the modern kitchen. The bedroom is of a good size and has a useful recess which is ideal for wardrobe space and finally there is a bathroom with an attractive white suite and a shower over the bath.

The property has been well kept with neutral decoration and would be ready to move into. The combined annual maintenance, ground rent and insurance charge is a very reasonable £750 PA (approx.).

Outside there is parking in a residents only car park on a first come, first serve basis.

This is a small, centrally located block and in our opinion would be idea for someone looking for independent living in their retirement.

