

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£76,000

Leasehold

Sylvan Way, Bognor Regis, PO21 2NQ



Book a Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		76	79



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.

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01243 861344



- Retirement Apartment
- Close to Shops & Seafront
- Refitted Shower Room
- Residents Lounge & Laundry
- Entry Phone Security System
- Lifts & Car Park



## Accommodation

Entrance Hall: 8' 9" x 3' 0" (2.69m x 0.92m)

Lounge: 14' 6" x 10' 6" (4.42m x 3.22m)

Kitchen: 7' 4" x 5' 6" (2.26m x 1.68m)

Bedroom: 11' 1" x 8' 7" (3.40m x 2.63m)

Shower Room: 6' 8" x 5' 4" (2.05m x 1.65m)

Lease Information: The vendor informs us that there is a 99 year lease from 1982 leaving approximately 59 years remaining. The ground rent is £423.38 pa and the current maintenance charge is £2085.00 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: A

## What the agent says... “,”

Located on the outskirts of Bognor Regis town centre, this quiet road is well situated for local shops, mainline station and the seafront promenade. This one-bedroom apartment is well presented with neutral décor and a recently modernised shower room. It is available chain free and would be ready to move into.

The accommodation comprises an entrance hall, with a good-sized storage cupboard. The kitchen comes off the lounge and is a compact but useable space. The lounge and bedroom are nice, bright and airy rooms and the bedroom has built in wardrobes. The shower-room is a particular feature of the property, having been recently refitted with a white suite, underfloor heating, heated towel rail and a fitted storage unit. Other recent improvements include a new fuse board, freshly painted walls and the carpets, windows and heating appear to be in good condition.

Homecroft House is a development of retirement apartments suitable for people aged 60+ and benefits include; a friendly warden, residents lounge and laundry facility on the

ground floor and a guestroom which is available for visiting family and friends at a small charge. The property also has an entry phone security system and careline facilities with pull cords in the apartment. There is key access to a storage/garage facility. The property is on the top floor (2nd floor) and there are lifts in the building if required.

In our opinion this apartment would be very suitable for a retired person, someone looking for a holiday home by the sea or as an investment opportunity.

