



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£130,000

Share of Freehold

Cheshire Close, Bognor Regis, PO21 1YA



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(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.

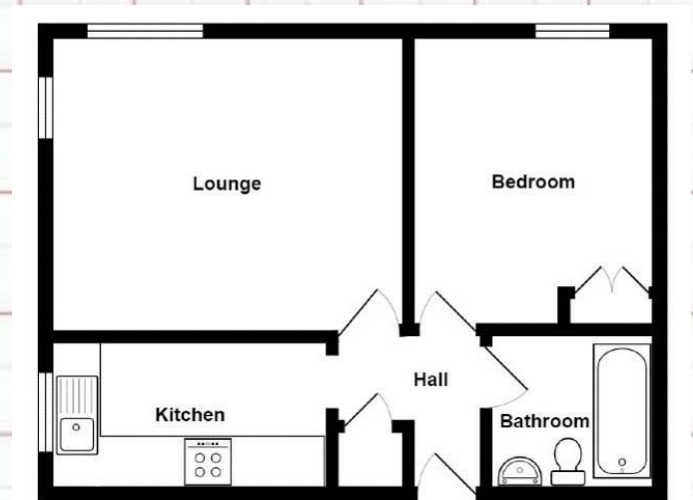
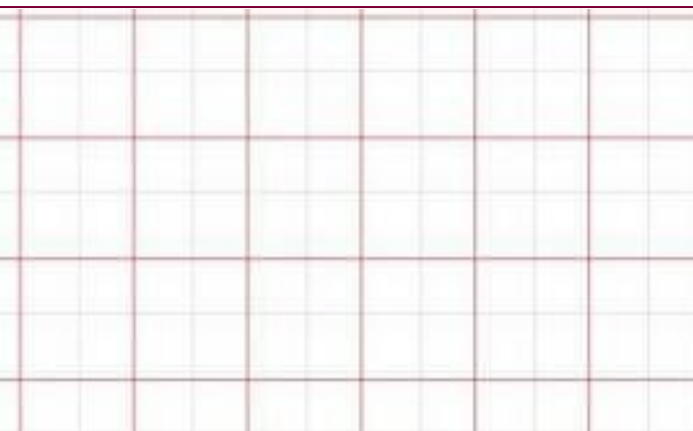


- Purpose Built First Floor Apartment
- Spacious Living Room
- Double Bedroom
- Allocated Parking Space
- Share of Freehold



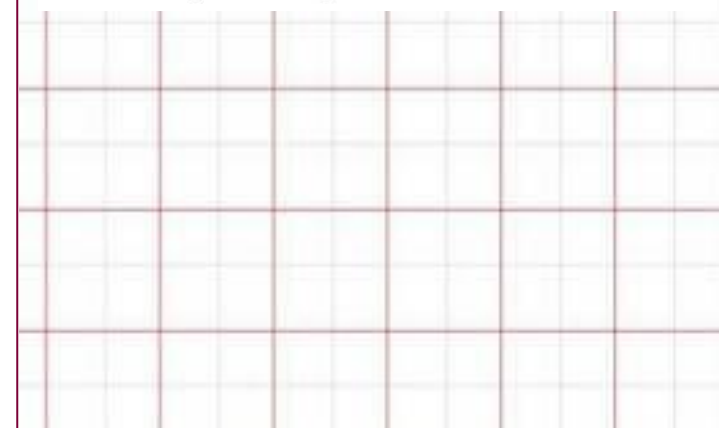
Accommodation

Hall: 5' 11" x 5' 6" (1.82m x 1.70m)
 Cupboard: 2' 9" x 2' 2" (0.84m x 0.67m)
 Lounge: 14' 2" x 11' 7" (4.34m x 3.54m)
 Kitchen: 11' 1" x 5' 10" (3.39m x 1.78m)
 Bedroom: 11' 11" x 9' 8" (3.65m x 2.95m)
 Bathroom: 6' 5" x 5' 6" (1.98m x 1.69m)



Total Area: 41.5 m² ... 447 ft²

All measurements are approximate and for display purposes only
 Floorplans created by Clarkes Estates 01243 861344



What the agent says... “”

Located just a short walk into the town centre, this purpose-built first floor apartment is well situated for local shops, amenities and transport links. The apartment benefits from an allocated parking space, visitor spaces and well presented common gardens.

AGENTS NOTE:

We are aware that the management company has recently changed at this property and Clarkes Estates have been appointed to manage the block. The up-to-date service charges are to be confirmed.

The accommodation comprises an entrance hall, bright and neutral kitchen, spacious living room, large enough to fit a desk or office area, a double bedroom with a fitted wardrobe, and bathroom with a shower over the bath.

The apartment benefits from its convenient location, needing just a small amount of updating and we believe it will be particularly appealing to the first time buyer looking to put their own stamp on a property to make it their own.

The property also benefits from having a share of the freehold making it an attractive investment opportunity and is available chain free. Viewings are highly recommended.



Lease Information: The vendor informs us that there are 70 years remaining on the lease, however, the property also comes with a share of the freehold and accordingly we would anticipate that there is no lease premium when the time for renewal is required. As of 2022/2023 the combined service charge and ground rent was approximately £1035.92 making this a relatively low cost apartment. The annual costs for the year 2023/2024 are to be confirmed by new management. 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

