



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	69	72
(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.

Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£180,000
Share of Freehold

Parklands Avenue, Bognor Regis, PO21 2BA



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What the agent says... “,,

Located in Parklands Avenue, a closed and quiet residential road with large, detached houses, is this delightful one-bedroom ground floor garden apartment. Approximately 650m from Bognor Regis town centre and its main line train station, we anticipate the property to be popular.

The accommodation comprises communal hall, private hall, large lounge, bedroom, modern kitchen and modern bathroom. Replaced in 2023, the bathroom has stylish black and white tiles, shower above bath, panel wash basin and WC, and also an under stairs storage cupboard. The lounge demonstrates the 1920's heritage of the property with tall ceilings, open fireplace and large bay window. The bedroom is tastefully decorated and overlooks the rear garden.

The garden is a private area exclusively for the flat owner enclosed by a tall wall and fencing, and mostly laid out to shingle.



- Ground Floor Flat
- One Bedroom
- Private Courtyard Garden
- Lounge with Period Features
- Modern Stylish Bathroom
- Close to Town Centre



Accommodation

Communal Hall: 6' 11" x 7' 0" (2.11m x 2.15m)

Internal Hall: 7' 3" x 3' 5" (2.23m x 1.05m)

Lounge: 12' 11" plus Bay Window x 11' 5" (3.95m x 3.49m)

Kitchen: 10' 4" x 7' 8" (3.17m x 2.35m)

Utility Area: 7' 11" x 3' 6" (2.43m x 1.07m)

Bedroom: 14' 0" x 11' 5" (4.27m x 3.49m)

Bathroom: 6' 5" x 5' 9" (1.97m x 1.76m)

Lease Information:

The vendor informs us that there is a 50% share of the freehold, there are 947 years remaining on the lease (999 years from 1970), there is no ground rent, the maintenance charge is as and when required and the current insurance charge is approximately £150.00 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

