

Aldwick Road, Bognor Regis, PO21 2PA



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE
<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		75
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Follow us on



Service you deserve. People you trust.

01243 861344

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.



- Character Ground Floor Flat
- Two Double Bedrooms
- Spacious Entrance Hall
- Modern Bathroom
- Large Living/Dining Room
- Close to Shops & Seafront



Accommodation

Entrance Hall: 35' 7" x 5' 9" at widest point (10.86m x 1.76m)

Bedroom 2: 10' 9" x 18' 10" into bay (3.29m x 5.75m)

Bedroom 1: 12' 10" x 11' 10" (3.92m x 3.62m)

Kitchen: 9' 2" x 7' 8" (2.81m x 2.35m)

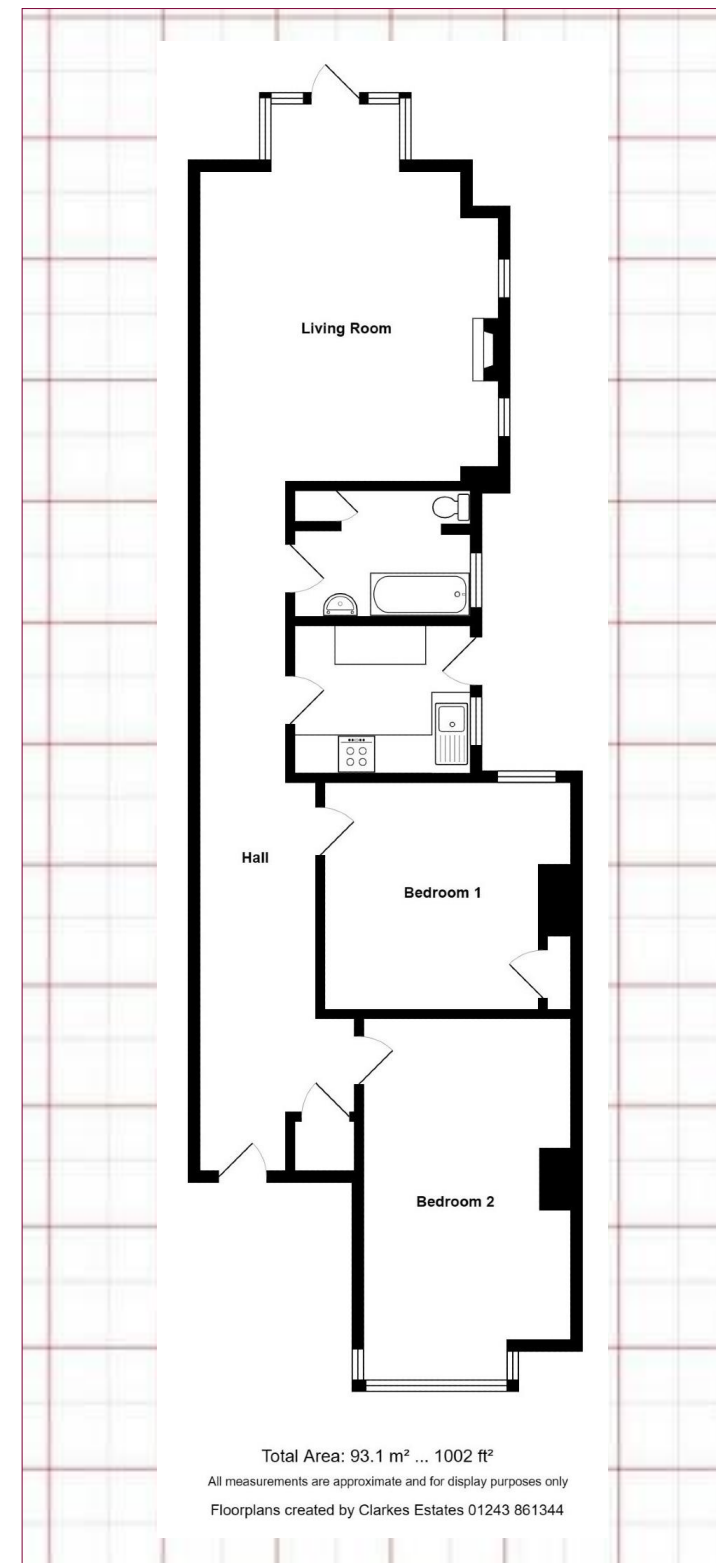
Bathroom: 9' 2" x 6' 6" (2.81m x 2.00m)

Living Room: 19' 6" into bay x 15' 7" at widest point (5.95m x 4.77m)

Lease Information: The vendor informs us that this property has 97 years remaining on the lease (120 years from 2001). The ground rent is £10 pa and all building repair costs, insurance cover and fire alarm service are equally shared between the 3 properties.

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



What the agent says... “,,

We are pleased to offer this character ground floor two-bedroom flat, conveniently located and just a short walk away from local amenities in Aldwick Road which include Tesco Express, a café and hairdressers, Bognor Regis seafront, and West Park.

The accommodation comprises entrance hall, two large double bedrooms, storage cupboard, modern family bathroom, kitchen, and spacious living/dining room. The property was renovated in 2016, with a brand-new bathroom, upgraded kitchen and cosmetic works throughout.

The property is currently tenanted and is available to purchase with vacant possession or with the tenant in situ. The current tenant pays £950 pcm and we anticipate that the rental income in this current market could achieve £1100 pcm.

This home provides a great opportunity for a first-time purchase, or fantastic investment opportunity with low annual costs. For viewings please do call us on 01243 861344.

