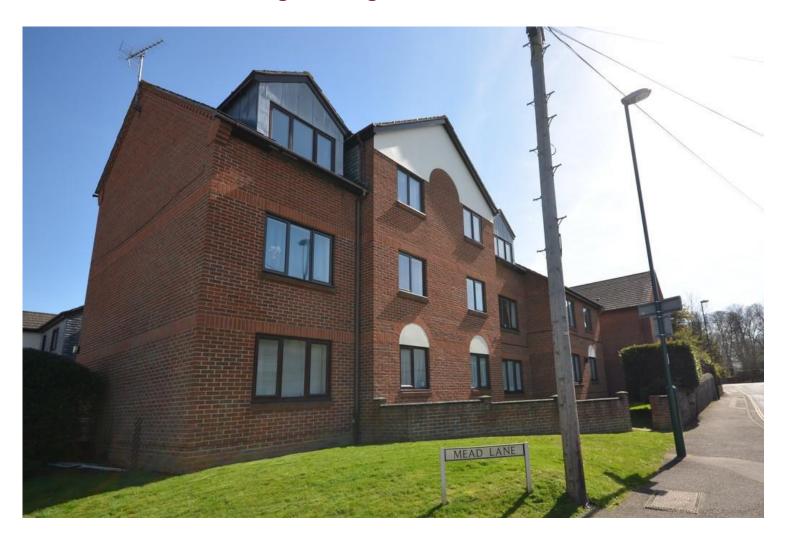




## Melanies Gardens, Bognor Regis, PO21 1LS





- One Bedroom
- Second Floor
- Apartment
- Modernised Throughout

Tel: 01243 861344

• Council Tax Band B

Service you deserve. People you trust.

Rates Please visit <a href="https://www.arun.gov.uk/council-tax-bands">www.arun.gov.uk/council-tax-bands</a> for the latest monetary calculations.  Rent £900 pcm  Deposit (s) £1,038.46  Property Type One Bedroom Flat  Property Construction The property is of regular construction.  Number & types of room 1 Bedrooms, 1 Bathrooms, 0 En-Suites, 1 Toilets, 1 Receptions, 1 Kitchens  Electricity Supply The property is connected to a Mains Electricity Supply.  Water Supply The property is connected to a Mains Drainage  Heating Electric Heating.  Broadband The availability of broadband services can be identified using this link:  Broadband and mobile coverage checker - Ofcom  Mobile Signal/Coverage The availability of mobile telephone services can be identified using this link:  Broadband and mobile coverage checker - Ofcom  Parking The property has one allocated parking bay.  Part C: Further Information that may affect some but not all properties.  Building Safety We are not aware of any adverse Building Safety information.  The property is not suitable for the accommodation of pets. The property has to a loft which is not to be used as it if the property of The Freeholder rather the Leaseholder (Landlord).  Rights & Easements We are not aware of any adverse rights or easements that that will affect the property.  Coastal erosion risk We are not aware of the existence of an elevated flood risk that will affect the property.  Check coastal erosion management in your area - GOV.UK (www.gov.uk)  Planning permission We are not aware of the existence of accessibility adaptions that will affect the proper	Council Tax / Domestic	The property is Council Tax Band B from Jupix
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	Coalfield or mining area	We are not aware of the existence of mining in the area that will affect the property.

Email: Lettings@clarkesestates.co.uk Clarkes Estates, 27 Sudley Road, Bognor Regis, PO21 1EW www.clarkesestates.co.uk



