



Bell & Blake
SALES & LETTINGS

Flat 7 14-16, Glencathara Road, Bognor Regis, West Sussex PO21 2SZ

Asking Price £195,000

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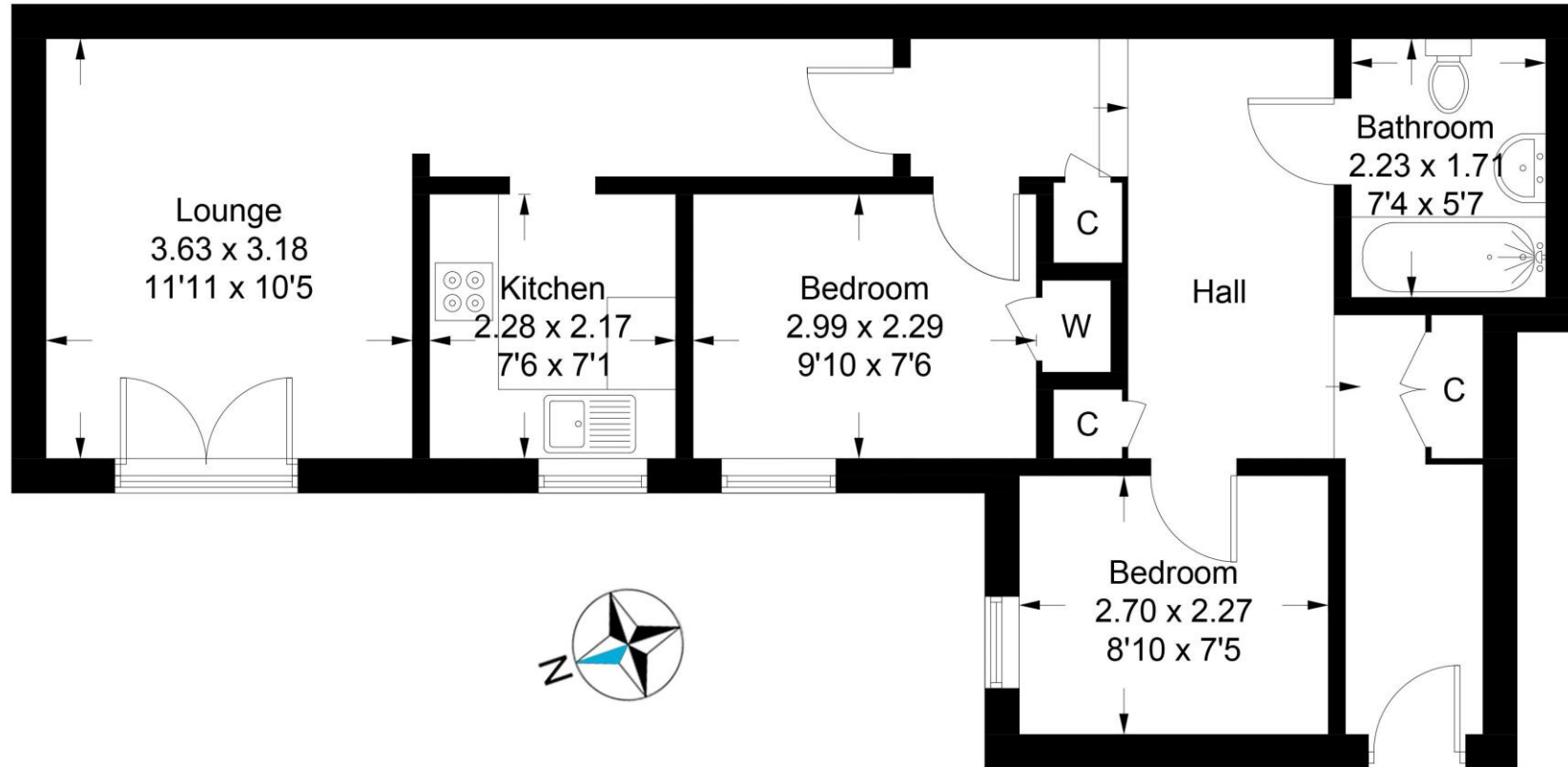
- › Well Presented 2 Bedroom First Floor Flat
- › Residents Off Road Parking
- › Lift to all floors
- › Short walk to the Beach, Town Centre & Train Station
- › £1668 per annum service charge
- › £75 per annum ground rent
- › 104 years remaining on the lease
- › Communal garden to the rear

This conveniently located first floor flat is just 500m from Aldwick Beach and 1km from the Train station & Town centre. There is residents off road parking to the front of the building, telephone entry system and a lift and stairs to the first floor. There are 2 bedrooms (master with built-in wardrobe), a contemporary kitchen, modern bathroom and a lounge with high ceiling and Juliette style balcony. There is a communal courtyard garden to the rear. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: B



Glencathra Road



Approximate Gross Internal Area = 56.9 sq m / 612 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Nearby Aldwick Beach, Just 500m Down The Road!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			