



Bell & Blake
SALES & LETTINGS

Flat 3 , 6 Alexandra Terrace, Clarence Road, Bognor Regis, West Sussex
PO21 1LA

Asking Price £135,000

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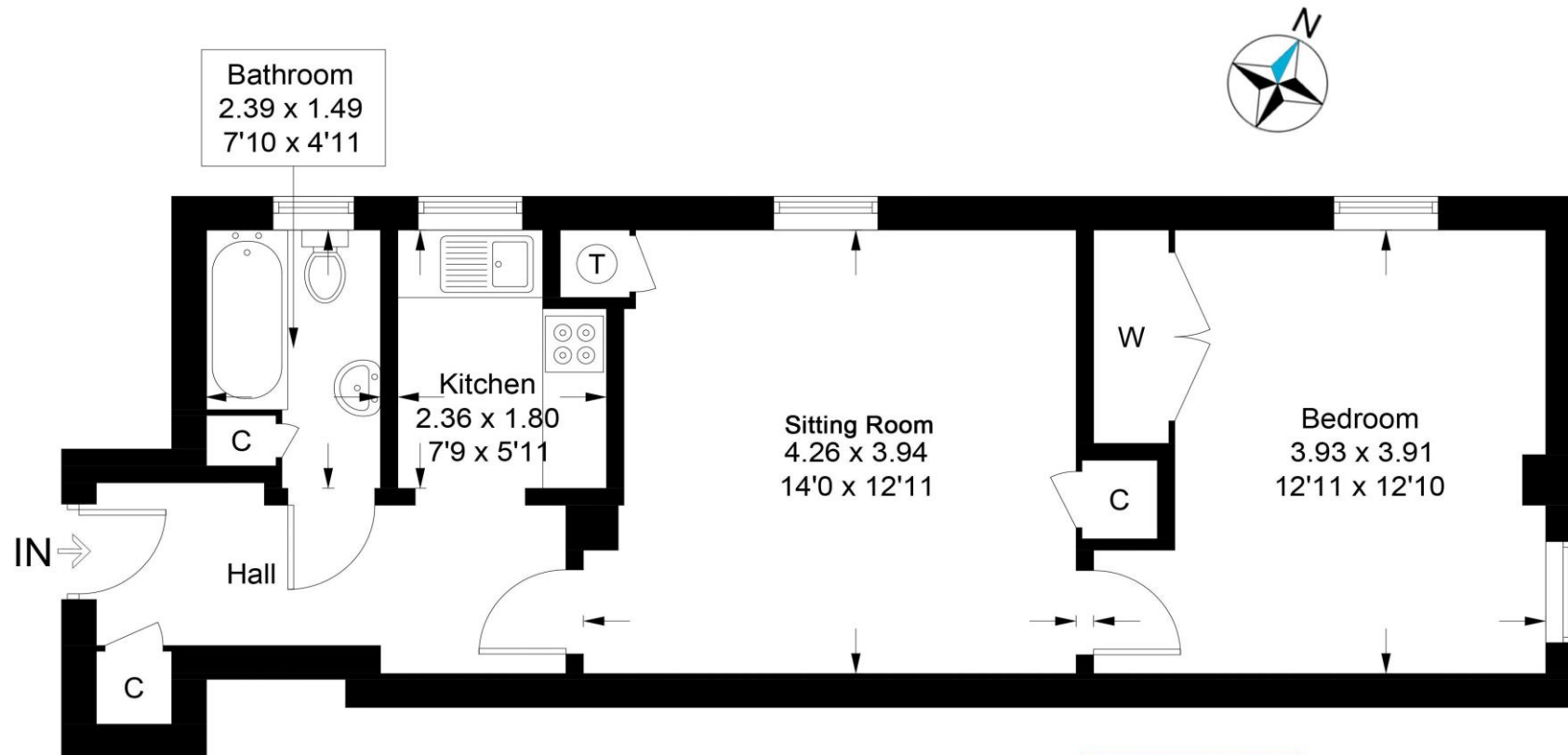
- › First floor 1 bedroom flat
- › Double glazing
- › Lounge diner
- › Bathroom with shower over the bath
- › Kitchen with window
- › Perfectly situated with the beach and town centre just down the road.
- › 143 Years remaining on the lease (approx.)
- › Loft space for storage

This first floor, 1 bedroom flat is perfectly situated between the Beach and The High Street. The flat boasts 1 double bedroom, a Lounge, a Kitchen and a Bathroom, there is double glazing and recently upgraded electric heaters. An internal viewing is essential to appreciate all the property has to offer. The ample amenities surrounding the property include the Bus stops on the high street (including the 700 Coastliner route from Portsmouth to Brighton), the train station is under 600m away. The High street with a wealth of shops, restaurants & pubs is under 150m away and the Beach is at the end of the road. NO FORWARD CHAIN

Council Tax Band: B



Alexandra Terrace



Approximate Gross Internal Area = 47.2 sq m / 508 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.

SussexPropertyPhotographer.co.uk

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk