



Flat 7, Elizabeth Court, Park Terrace

Bognor Regis | West Sussex | PO21 2NH

Guide Price £240,000

LEASEHOLD

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WE275 - 02/25

Features

- Lower Ground Floor Apartment
- Incredibly Deceptive & Versatile Accommodation
- 2 Bedrooms & Generous Living Space
- NO ONWARD CHAIN
- 1,085 Sq Ft / 100.8 Sq M (inc store)

Positioned within a few metres of the promenade and beach, with its own private entrance and private courtyard this incredibly deceptive lower ground floor apartment is offered For Sale with No Onward Chain.

The accommodation in brief comprises:- entrance lobby leading through to a hallway, in-turn leading to a versatile inner hall, a generous bay fronted living room, re-fitted kitchen/breakfast room, two good size bedrooms and a modern re-fitted shower room. The property also offers a gas heating system via radiators, majority double glazing, useful external store, private courtyard and has the use of a communal lawned garden opposite.

The property is approached at the front via steps leading into the private courtyard, where a gate leads through to the external store room and front door, which opens into a lobby area in-turn leading to a hallway, which flows into an inner hall. A door from the inner hall leads to the impressive living room at the front, which measures 22' 9" x 15' 4" overall into a feature bay, with double glazed French doors providing access into the southerly courtyard at the front.

The inner hall which lends itself to a variety of uses, provides access into the kitchen and also has a door to the large principal double bedroom measuring 15' 10" x 15' 4" excluding a useful wardrobe recess, which has currently been utilised as a study area/work station. The principal bedroom also has two windows to the rear.

The kitchen is a large 'L' shaped room which has been re-fitted with modern gloss units with coloured work surfaces, an inset 5 burner gas hob with feature hood over, eye level double oven/grill, integrated concealed fridge/freezer, space for a washing machine, stable door and double glazed window to the side, tiled flooring, inset ceiling down lighting and wall mounted gas combination boiler (approx. 3 years old). From the kitchen to the rear there is an open plan walkway with bespoke fitted storage, which leads to the second double bedroom which has windows to the side and rear.



In addition, the property boasts a modern re-fitted shower room, with oversize shower enclosure with fitted dual shower, wash basin with storage under, enclosed cistern wc, modern heated towel rail, tiled walls and flooring, an obscure double glazed window to the side and extractor fan.

Externally, the courtyard currently houses a timber Summer House/Store.

Current EPC Rating: C (80)

Council Tax: Band C £2,055.28 p.a. (Arun District Council/Bognor Regis 2024-2025)

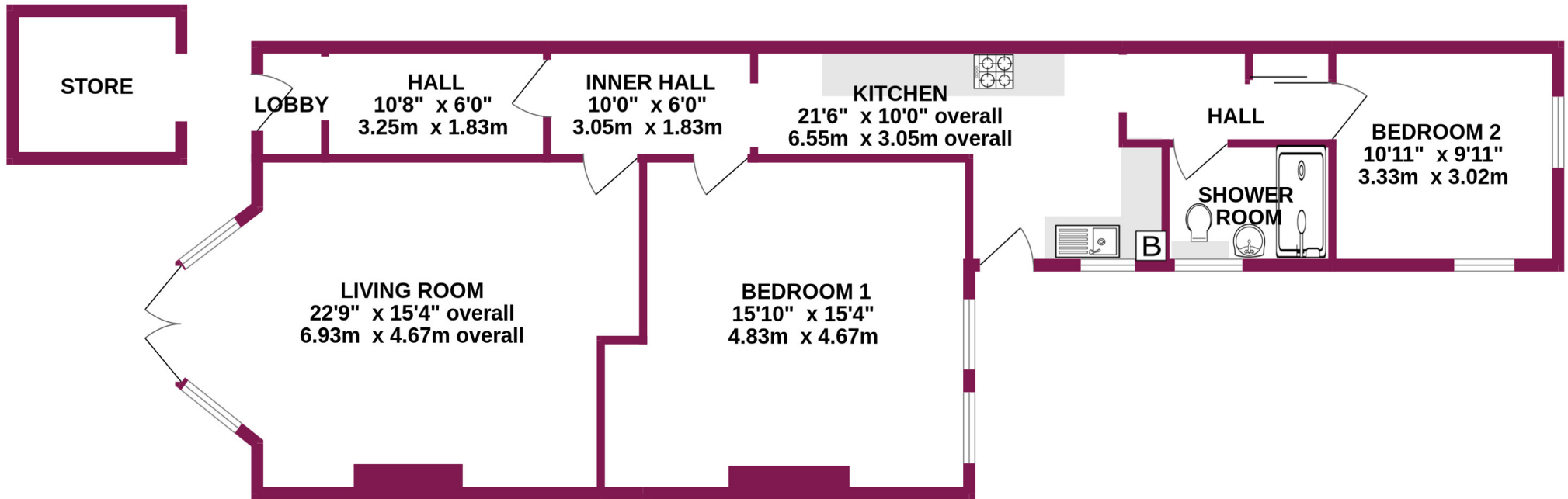
Tenure: Leasehold with 98 years remaining **Service Charge Including Building Insurance:** £2,910.00 p.a. **Ground Rent:** £150.00 p.a.

Managing Agents: Parsons Son & Basley, Bognor Regis - 01243 868600



GROUND FLOOR

1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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

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