



Flat 4, 1 Potters Way

North Bersted | Bognor Regis | West Sussex | PO21 5FY

Guide Price £245,000

LEASEHOLD

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Features

- Purpose Built First Floor Apartment
- 2 Bedrooms (Master With En-suite Shower Room)
- Superbly presented Throughout
- Double Glazing & GFCH (Radiators)
- Balance of 150 year Lease from 1st January 2019
- 2 Allocated parking Spaces
- 710 Sq Ft / 66.0 Sq M

Positioned on the outskirts of Bognor Regis, enabling an ease of access to Chichester via the A259 and A27 coastal links, this superbly presented first floor apartment is one of just five apartments, within a purpose built building nestled within a modern development, close to regularly routed bus services. The bright and airy accommodation in brief comprises a welcoming entrance hall with large built-in double fronted storage cupboard, open plan dual aspect living room with fitted kitchen, master bedroom with en-suite shower room, additional second bedroom and further bathroom.

The property also offers a security entry system, double glazing, a gas heating system via radiators, two allocated parking spaces, visitors parking spaces, use of a large communal store/bike shed, communal refuse store and communal recycling bin. The building still has the remainder of a building warranty/guarantee.

The property is entered via a main communal front door with security entry system, which leads into a communal hallway, staircase that rises to a landing, with a fire door leading through to an inner communal lobby. The front door to the apartment opens into the welcoming entrance hall with security entry receiver, radiator, large built-in double fronted storage cupboard housing the electric meters, modern consumer unit and stopcock. Doors lead from the hallway to the living room, two bedrooms and family bathroom.

The living room is a bright and airy dual aspect room with two windows to the side and a window to the rear, two radiators and fitted carpet.

The open plan fitted kitchen has wood effect flooring, fitted units and work surfaces, stainless steel single drainer sink unit with mixer tap, integrated four burner gas hob with oven under and concealed hood over, concealed integrated fridge/freezer, washer/dryer and full size dishwasher, along with a cupboard housing the wall mounted gas combination boiler.



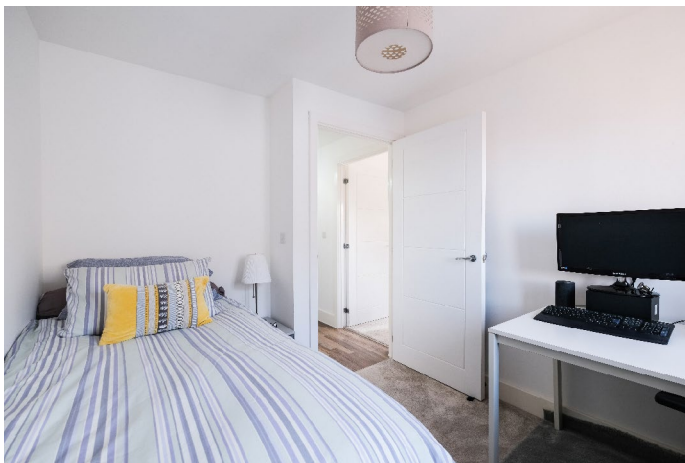
Bedroom 1 has a window to the rear enjoying a pleasant outlook, a radiator, fitted carpet and door to the en-suite shower room which has an obscure window to the side, oversize walk-in shower enclosure with fitted shower, close coupled wc, wall mounted wash basin, tile effect flooring and ladder style heated towel rail. Bedroom 2 has a window to the rear, radiator and fitted carpet. The bathroom has a panel bath with mixer tap/shower attachment and fitted glazed shower screen, close coupled wc, pedestal wash basin, tile effect flooring and ladder style heated towel rail.

Externally, there are two allocated parking spaces and visitors parking spaces at the rear of the building, external courtesy lighting, well tended shrubs and hedgerow, along with the large communal store and refuse store.

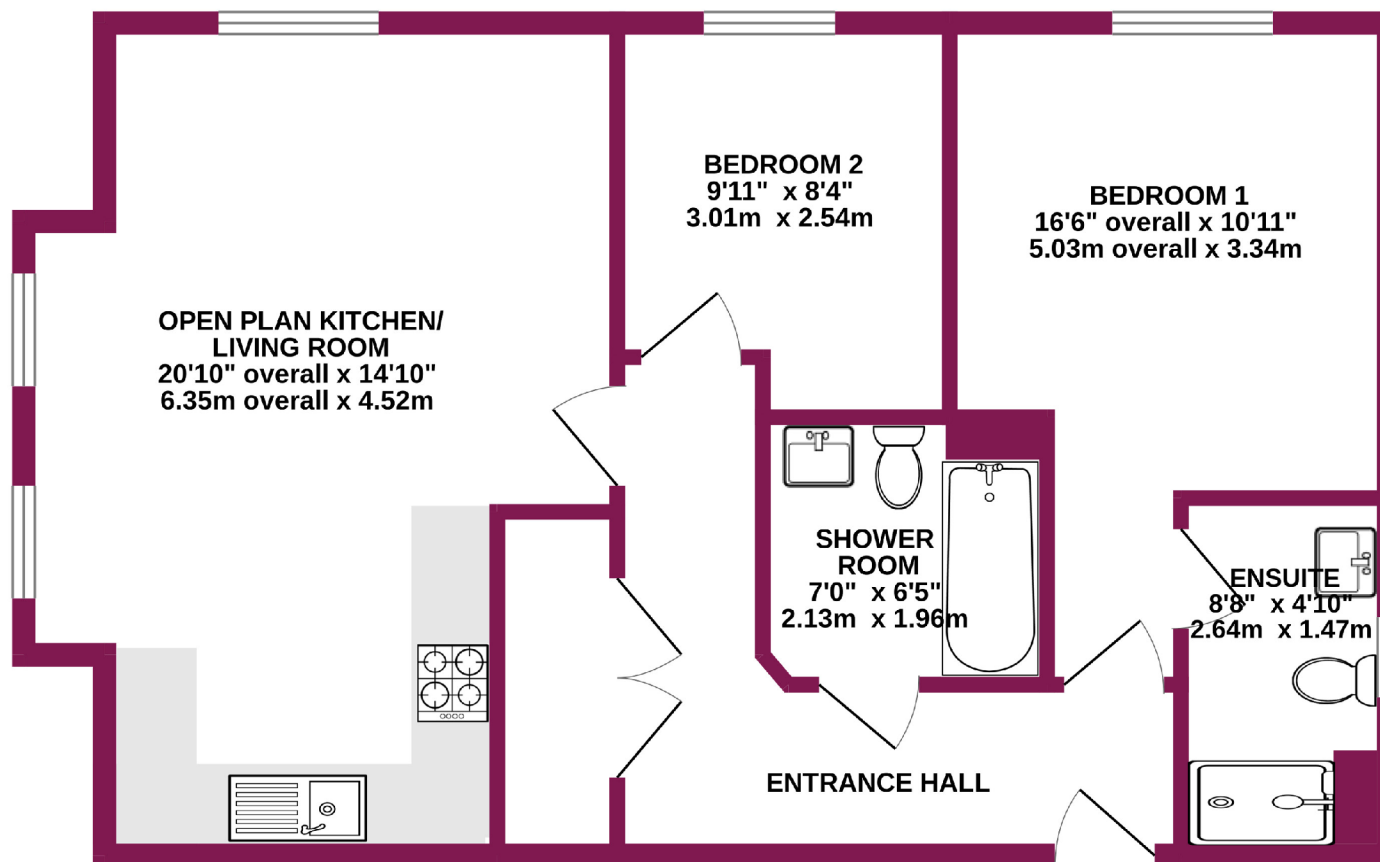
Current EPC Rating: B (82) **Council Tax:** Band B £1,810.11 p.a. (Arun District Council/Bersted 2025-2026) **Tenure:** Leasehold - Balance of 150 years from 01.01.2019

Service Charge Incl. Building Insurance: £1,132.04 paid half yearly (£2,264.08 p.a.) **Ground Rent:** £135.00 p.a.

Managing Agent: Gateway on behalf of Mulberry (North Bersted) Management Company Ltd



FIRST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



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TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.