





AT A GLANCE

 Ground Floor Flat

 3 Bedrooms

 Kitchen

 Living Room

 Bathroom

 Enclosed Rear Garden

 Private Off Road Parking

 New Lease





ABOUT THE PROPERTY

The accommodation comprises a spacious hallway leading to a bright living room and three bedrooms, two of which are doubles. The bathroom is fitted with a white suite, while the kitchen is equipped with fitted units, an integrated oven, hob, and extractor, along with ample storage and workspace, plus space and plumbing for additional appliances. The property is well presented throughout.

The enclosed rear garden is mainly laid to lawn with a patio area for entertaining and there are two useful storage outhouses.

Whether you're a first-time buyer, investor, or seeking to downsize to single-floor living, this flat offers versatility and comfort.

The Lease has just been extended and is now offered with 174 Years remaining.

Ground Rent is appx £10 per annum

Service Charge is appx £400 per annum

Viewing is highly recommended to appreciate. Contact Melanie @NEXA to arrange.

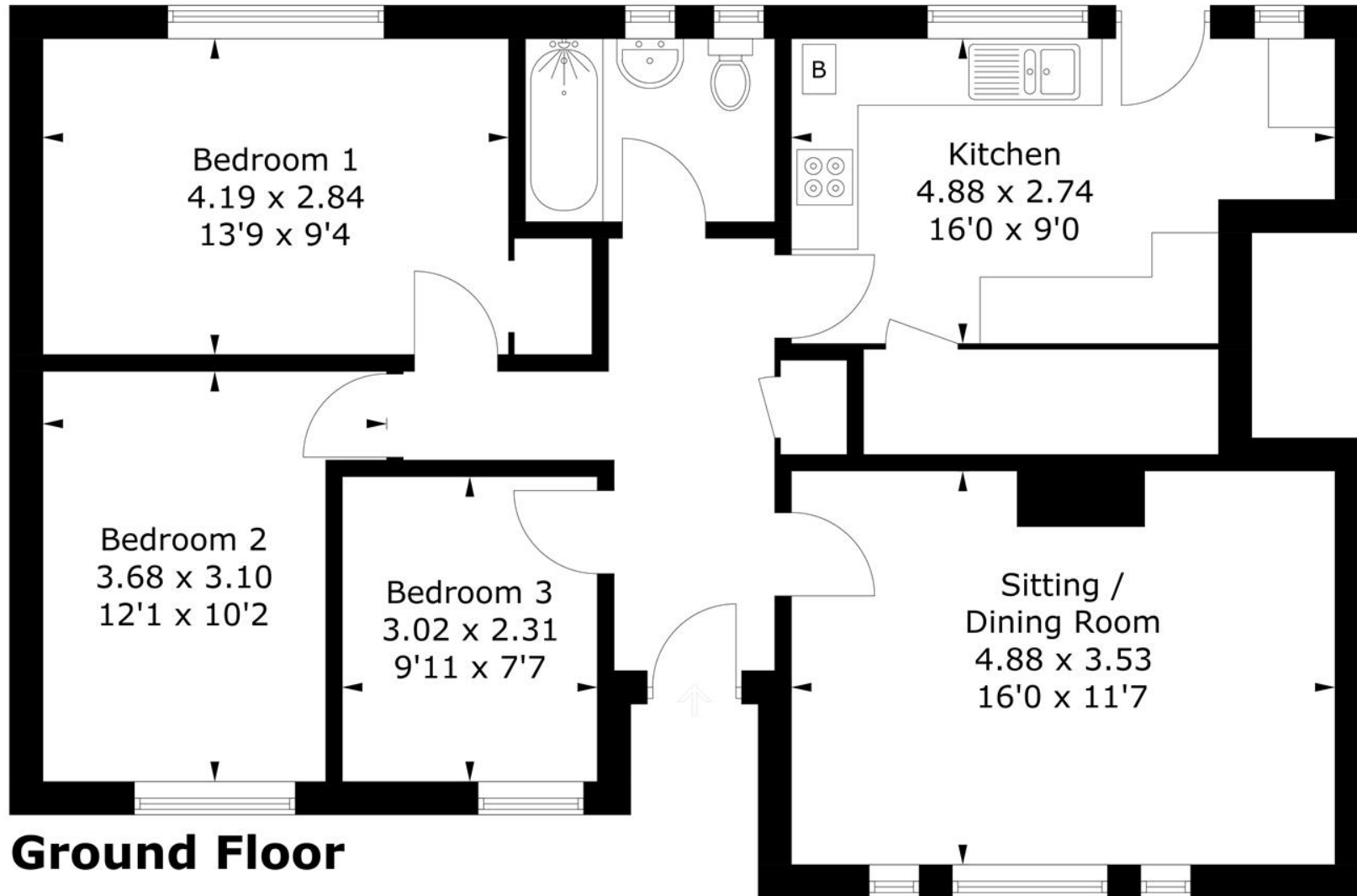






142A, Orchard Way, PO22 9JX

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



Ground Floor

PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1081212)



LOCATION

Bognor Regis, nestled on the South Coast of England, offers a tranquil residential atmosphere with its beautiful seaside setting and a range of amenities. Residents enjoy a mix of traditional and modern housing options, vibrant local community, proximity to beaches, parks, and easy access to nearby cities like Chichester and Brighton.



THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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