



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£185,000 Leasehold

22 Bucknor Close,
Bognor Regis, PO21 4JS

www.maysagents.co.uk



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Tucked away in a quiet cul-de-sac is this **purpose-built 1 bedroom ground floor flat** offering a rare combination of practical living and generous outdoor space. This flat has been well maintained and features a modern **replacement kitchen and shower room**. The standout feature is the impressive **west-facing garden**, measuring approximately 55 feet wide by 35 feet deep, which is shared solely with the upstairs flat. Whether you're looking to relax, entertain, or simply enjoy the afternoon sun, it's a space that truly sets this property apart. Further benefits include a garage, a long lease of 959 years, and the convenience of nearby shops and local amenities. An ideal home for those seeking low-maintenance living with outdoor space rarely found in similar properties.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

radiator; telephone point; two storage cupboards; door to:

SITTING ROOM: 15' 10" x 10' 3" (4.82m x 3.12m)

T.V. aerial point; telephone point; radiator; door to:

KITCHEN: 8' 3" x 7' 2" (2.51m x 2.18m)

(maximum measurements over units) range of floor standing drawer and cupboard units; worktop; tiled splash backs; inset stainless steel sink; wall mounted cabinets over; space and plumbing for washing machine; further appliance space; cupboard housing gas fired combination boiler.

BEDROOM: 13' 7" x 9' 10" (4.14m x 2.99m)

radiator; fitted wardrobes.

SHOWER ROOM/W.C.:

fully tiled walls with matching suite comprising close coupled W.C.; wash hand basin inset in vanity unit; shower cubicle; ladder style heated towel rail.

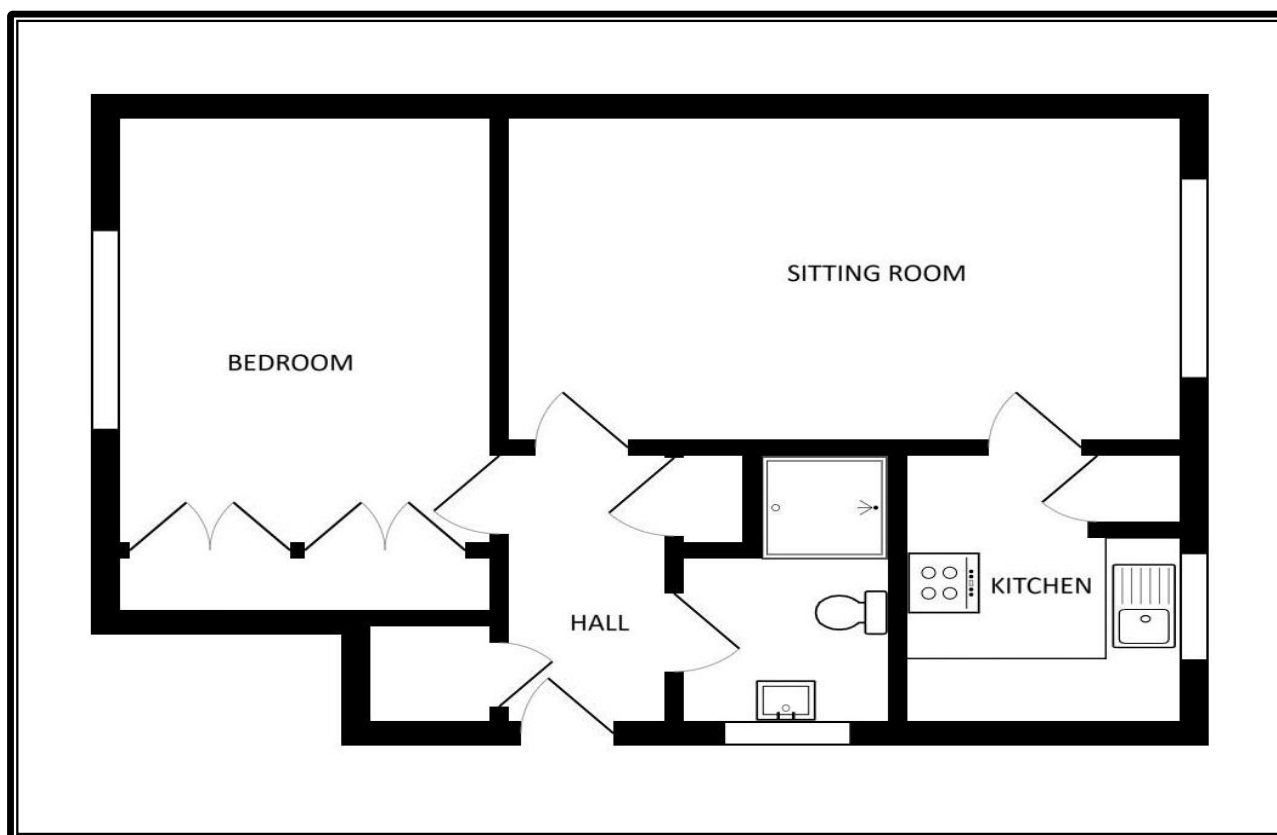
COMMUNAL GARDENS:

GARAGE:

located in compound.

LEASE DETAILS:

Lease: 959 years remaining.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.