



Flat 6, Huron Court | Gravits Lane | Bognor Regis | PO21 5LT

Guide Price £260,000      Leasehold



**hancock**

Lettings & Estate Agents

Gravits Lane |  
Bognor Regis | PO21 5LT  
Guide Price £260,000

- Three Bedrooms
- Two Bathrooms
- Allocated Parking Off Street
- Modern Kitchen
- Service Charge £562 per annum
- Ground Rent £200 per annum
- Leasehold
- Split Level Maisonette
- Local Schools
- Amenities On Doorstep

A three bedroom split level maisonette situated in Bognor Regis. The property comprises of three double bedrooms, en-suite in the master, family bathroom, large living room and modern kitchen with built appliances. Allocated parking in covered car port. Property is across two floors.

The property benefits from an intercom system for ease of access, low service charges and ground rent, allocated parking in car port and walking distance from shops and train station. Great as an investment opportunity but great



what3words ///



for first time buyers looking to get their foot on the property ladder. Great schools surround this property with local parks and amenities in walking distance as well. The beach is a 10 minute walk. Viewing is highly recommended but virtual tour is also available.

Council Band : C

Tenure : Leasehold

Years Remaining : 110 Years Remaining

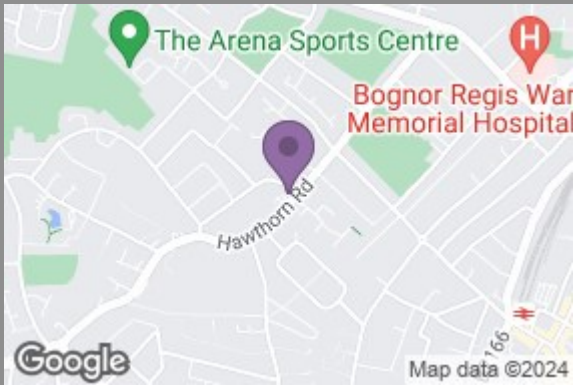
Service Charge : £562 per annum

Ground Rent : £200 per annum

Mobile Coverage : EE, THREE, VODAPHONE, 02 and more

Broadband : up to 1000mbps





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**hancock**  
Lettings & Estate Agents

5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk