



Sims Williams



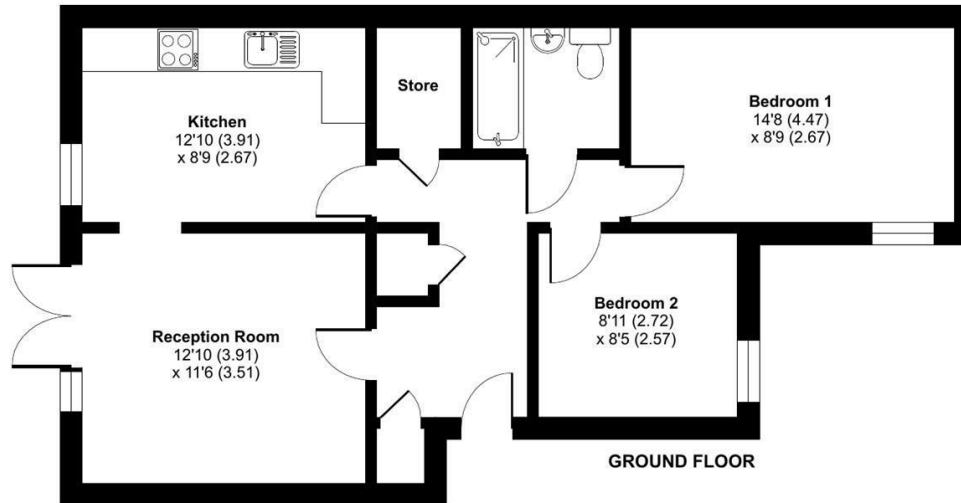
20 BERRYMILL CLOSE, BOGNOR REGIS, WEST SUSSEX, PO21 1AY



Berrymill Close, Bognor Regis, PO21

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1124696



BOGNOR REGIS OFFICE

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£130,000 Leasehold

20, BERRYMILL CLOSE,
BOGNOR REGIS,
WEST SUSSEX, PO21 1AY

- Ground Floor Flat
- Two Double Bedrooms
- In Need of Modernisation
- Kitchen/Diner
- Private Entrance
- Communal Garden
- Quiet Close
- Close to The Town Centre
- Ideal Investment Property

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = B

Berrymill Close is a quiet Cul-de-Sac, located within close proximity to the town centre and with easy access to the A259 and A27. The Cathedral city of Chichester is approximately six miles from the flat and boasts a comprehensive shopping centre and restaurants. To the north is the South Downs National Park, which houses The Goodwood Estate and scenic walks across The Downs.

Although this property requires modernisation throughout, for those who are willing to take on a project it presents a fantastic opportunity.

The flat is accessed via its own private front door. The accommodation comprises; entrance hall with two large storage cupboards and an airing cupboard, two double bedrooms, bathroom, large kitchen/dining room and lounge with patio door into the front garden.

Outside to the rear of the property is a communal garden, there is a small private front garden.

Leasehold; 125 year lease from

21/12/1996. 87 Years remaining.
Ground rent £10.00 p.a. Maintenance
£224 p.a.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the traffic lights outside the Bognor Picturedrome head south/west along Station Road past the Railway station. Follow the one way system along Richmond Road onto Lyon Street West, at the junction turn left onto Longford Road. Berrymill Close can be found approximately a quarter of a mile on the right hand side (second turning on the right after the police station).

