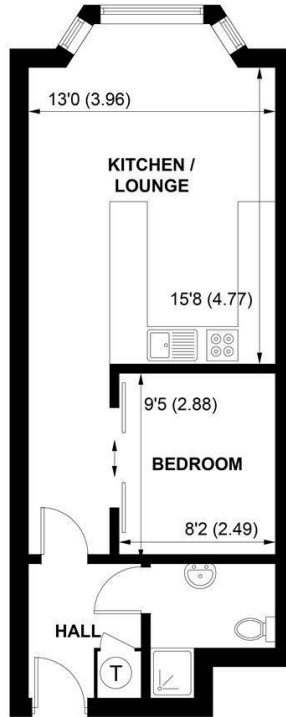


SW

Sims Williams



14 REGIS GATE, 12-28 LONGFORD ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1AQ



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 366 SQ FT / 34.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£100,000 Leasehold

14, REGIS GATE, 12-28 LONGFORD ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO21 1AQ

- Second Floor Apartment
- Bedroom Area
- Open Plan Kitchen/Living Area
- No Onward Chain
- Shower Room
- Double Glazed Windows
- Lift To All Floors
- Close to Town Centre
- 137 Years Remaining On The Lease

EPC RATING

Current = B
Potential = B

COUNCIL TAX BAND

Band = A

This well presented apartment is located close to the town centre and mainline railway station. The seafront is approximately half a mile away. The Cathedral city of Chichester can be found 6.5 miles away and boasts an extensive shopping centre, The Festival Theatre and sought-after restaurants.

The apartment is located on the second floor, from the communal hall way there is a lift and stairs to all floors.

As you enter the apartment the bathroom with shower cubicle is on the righthand side. Further along the hallway is the bedroom area with built in wardrobes cupboards with mirrored doors.

The open plan kitchen/living room is to the front of the property and has a large bay window.

Lease & Maintenance Details

The lease is 155yrs from 19/12/2006 with 138yrs remaining. Maintenance fees are approximately £1,178.90 per half year.

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 Bognor Regis railway station take the B2166 (Longford Road) heading north for 150m, Regis Court can be found on the right hand side.

