

The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams

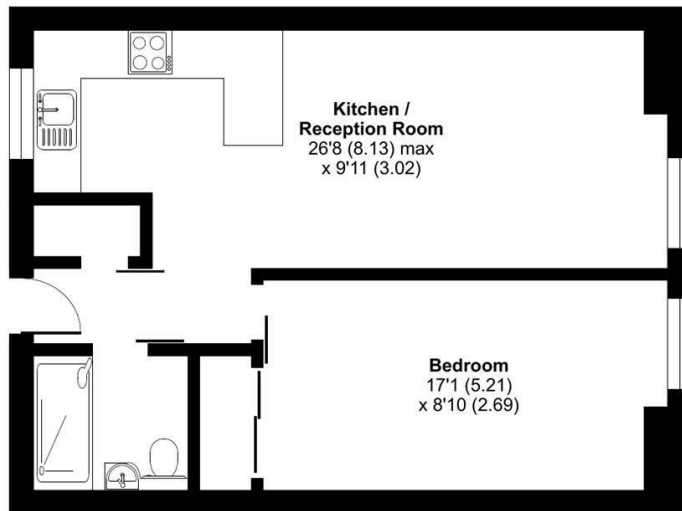


FLAT 2 CAVENDISH HOUSE LENNOX STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1XR

Cavendish House, Lennox Street, Bognor Regis, PO21

Approximate Area = 515 sq ft / 47.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1132188



BOGNOR REGIS OFFICE

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£150,000 Leasehold

FLAT 2 CAVENDISH HOUSE, LENNOX STREET, BOGNOR REGIS,

WEST SUSSEX PO21 1XD

- A Purpose Built Flat
- Newly Refurbished
- Open Plan Kitchen/Living area
- One Double Bedroom
- Shower Room
- Lift to all Floors
- Secure Entry System
- Close to the Town Centre
- 50 Yards From the Seafront

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = B

Cavendish House is a purpose-built development located on Lennox Street, just 50 yards from the seafront and promenade. Bognor Regis town centre is a short walk away and the mainline train station just 0.4 miles away. The City of Chichester, located north of the property, offers a comprehensive shopping centre, popular restaurants and The Festival Theatre. Further north you can find the South Downs National Park at The Goodwood Estate - which hosts the annual Festival of Speed and an abundance of horse racing events.

The property is located on the first floor and has recently been refurbished throughout.

Upon entering the communal hallway you can either ascend the stairs or there is a residents lift, taking you to all floors.

As you enter the flat the shower room with modern suite and under sink storage cupboard is on the right hand side.

To the front of the property is the modern open plan kitchen/living room with integrated appliances, concealed electric sockets, LED lights and breakfast bar. The living room has a media wall with feature electric fire.

The bedroom is an excellent size and has a space saving sliding door, there is also a built in wardrobe with mirrored doors.

Lease & Maintenance

There are 90 years remaining on the lease. Service charges are £3765.00 per annum and include water & sewage, buildings insurance and lift maintenance. Ground Rent is £105.60 per annum.

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 roundabout in front of Butlins travel west on the B2259, at the next roundabout (Hotham Park) take the first turning on the left onto High Street. Take the left hand turning at the next mini roundabout onto Gloucester Road and head towards the seafront. Follow the seafront road travelling west (The Esplanade) for 0.4 of a mile, then turn right on Lennox Street. Cavendish house will be on the left hand side.

