

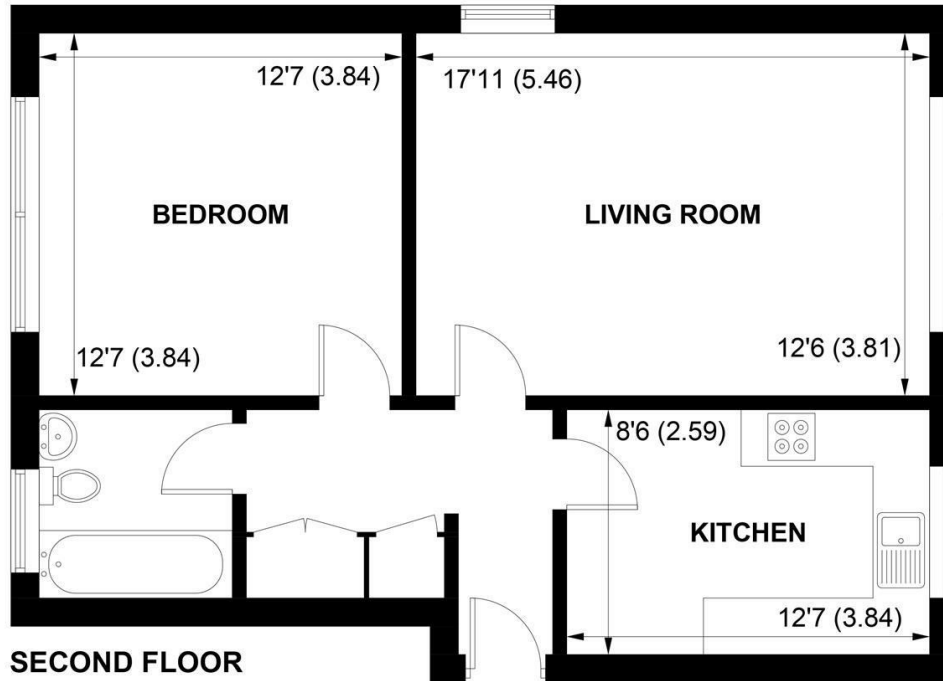
SW

Sims Williams



22 SUDLEY GARDENS, BOGNOR REGIS, WEST SUSSEX, PO21 1HY





APPROXIMATE GROSS INTERNAL AREA = 643 SQ FT / 59.8 SQ M

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

£160,000 Leasehold

22, SUDLEY GARDENS,
BOGNOR REGIS,
WEST SUSSEX, PO21 1HY

- Top Floor Apartment
- Ideal First Time Purchase
- One Double Bedroom
- Sizeable Lounge/Diner
- Kitchen/Breakfast Room
- Bathroom
- Storage Cupboard
- Long Lease Remainder
- Chain Free

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = B

Sudley Gardens is a popular, well-maintained development located on the outskirts of Bognor Regis town centre. The seafront and town centre are just 0.3 miles away, with the seafront offering an attractive promenade leading to both Felpham and Aldwick. The town provides a variety of shops, cafes, and the mainline train station. The Cathedral City of Chichester is situated 6.5 miles north of the property and offers additional popular shops, cafes, and restaurants

This property is located on the second floor of a building with only six apartments. There is a locked storage cupboard on the ground floor, which belongs to the property and is ideal for storing bicycles.

Upon entering the property, you will find a spacious hallway with two storage cupboards and doors leading to all principal rooms. On your left, there is a bathroom with a white suite including a W/C, handbasin, and a bath with a shower over. On the right, you will find a sizable kitchen/diner with a range of base and eye-level units and space for a table.

Furthermore, there is a spacious double bedroom with large windows overlooking mature gardens. The living/dining area has a dual aspect and offers plenty of space for an additional table and seating.

Outside the apartment, there are well-maintained communal gardens, as well as resident parking.

Lease & Maintenance

The current owners have informed us that there are 137 years remaining on the lease. The annual maintenance cost is £1847.40p, payable as a sum of £923.70 every six months. We are currently awaiting further information regarding the current ground rent.

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

Head south along High Street from the Hotham Park Roundabout. At the mini-roundabout, take the second exit to continue straight on High Street. After that, take the third right into Sudley Gardens. Continue to the end of the road, and the property will be on your right.

