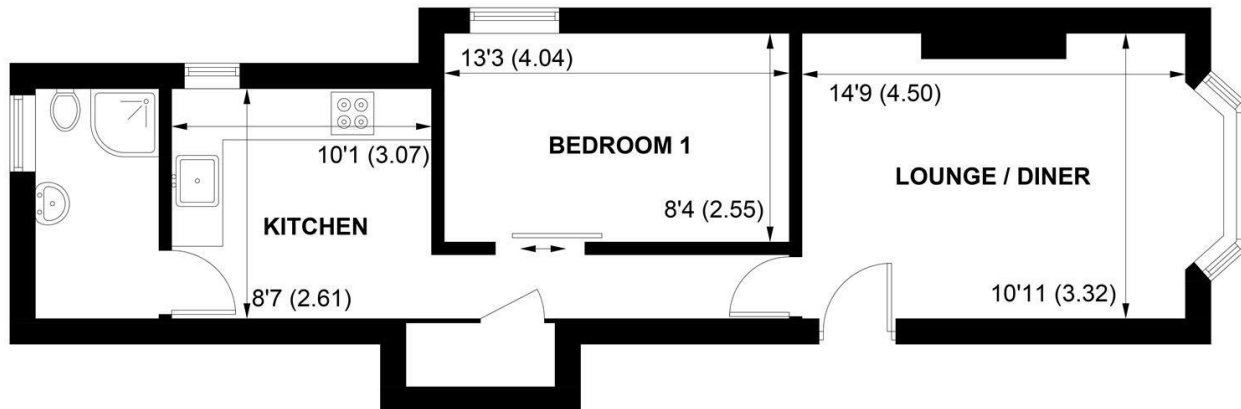




SW

Sims Williams

24A LINDEN ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2AW



APPROXIMATE GROSS INTERNAL AREA = 478 SQ FT / 44.4 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£89,950 Leasehold

24A, LINDEN ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO21 2AW

- Ground Floor Apartment
- One Double Bedroom
- In Need Of Total Refurbishment
- Fitted Kitchen
- Shower Room
- Lounge With Bay Window
- Garden Area
- Double Glazing
- Close To Local Amenities

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = A

The property is located just outside Bognor Regis town centre, close to the mainline train station, shopping high street and ample further amenities. To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre.

There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

There is a main front door leading to the communal area shared between just two flats.

Upon entering there is a spacious lounge featuring a bay window and a fireplace. The rest of the accommodation is accessed down the hallway, where the main double bedroom can be found on the right.

There is a fitted kitchen, with integrated oven and space for white goods. At the rear of the property there is a wetroom, comprising; toilet, basin, shower and storage cupboard.

Externally, the property benefits from outside space. The apartment is in need of total refurbishment.

Lease & Maintenance

We have been advised by the vendor that there are 64 years remaining on the lease.

Directions

From the Bognor Regis train station and cinema crossroads head west along Linden Road and the property can be found on your right-hand side.

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.

