

Lennox Street, Bognor Regis

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Price £135,000

- FIRST FLOOR ONE BEDROOM APARTMENT
- RECENTLY REFURBISHED
- CONTEMPORARY LIVING
- MUST SEE PROPERTY
- SECURE ENTRY SYSTEM
- LIFT IN BLOCK
- STONES THROW AWAY FROM THE SEAFRONT
- CLOSE TO CITY CENTRE

SellMyHome are pleased to present to the market this well presented one bedroom apartment less than one minute from the coast in Bognor Regis.

The apartment offers a sizeable and well presented kitchen lounge, the kitchen is stylishly presented with integrated appliances and the lounge area is generously sized with a window overlooking the street below.

The bedroom is similarly spacious in size with a built in wardrobe. The family shower room is finished to the same high standard as the kitchen and features a three pieces suite with the large walk in shower of particular note.

Cavendish House is on Lennox Street in the centre of Bognor Regis with local amenities, Hotham Park and the coast all within fifteen 15-minute walk of the apartment.

This property is sure to prove popular so call Sell My Home now to book your viewing.

TENURE: Leasehold

LEASE TERM: 89 Years Remaining

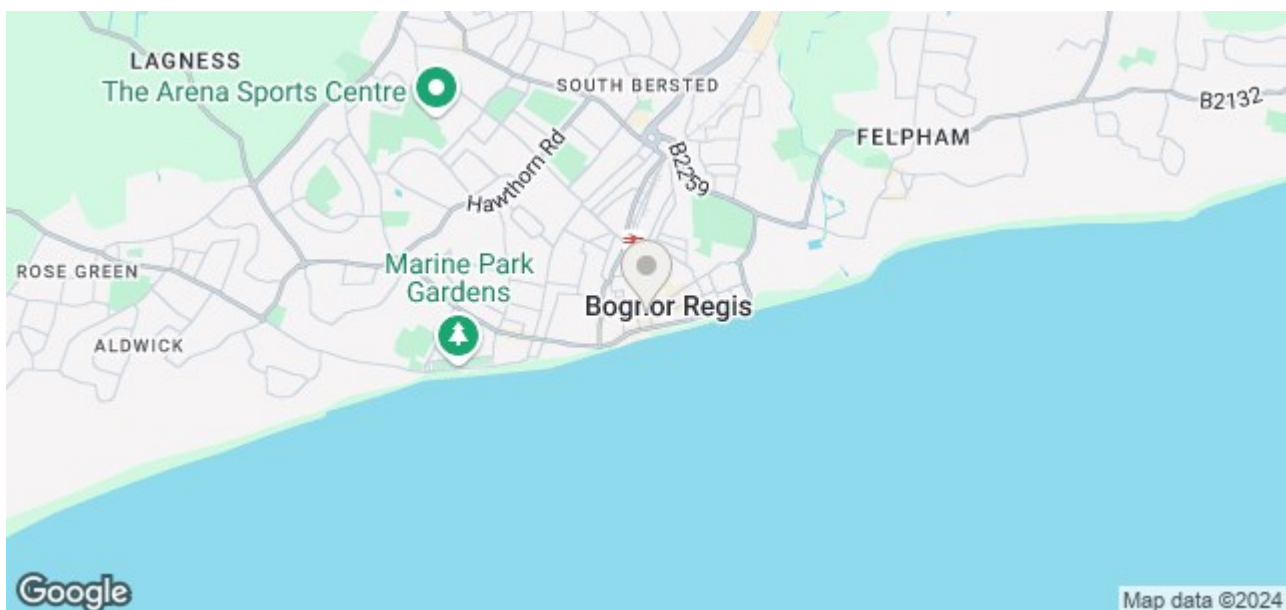
SERVICE CHARGE: £3,675 per annum including water & sewage, buildings insurance and lift maintenance.

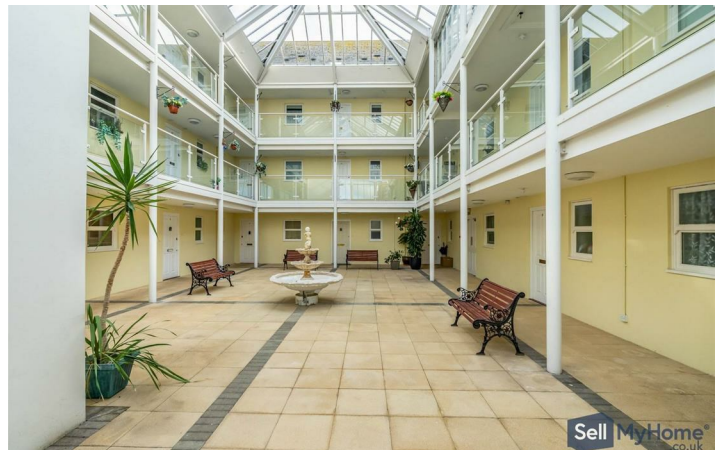
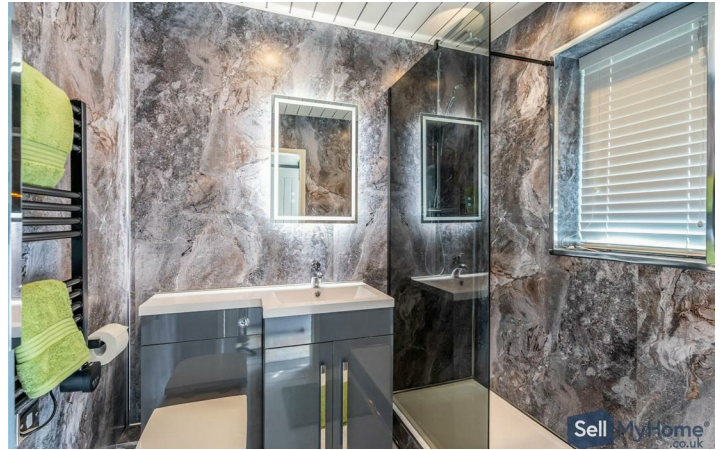
GROUND RENT: £105.60 per annum

COUNCIL TAX: B

EPC: E

All details are approximate and should be checked via your solicitors.





Floor Plan



Total floor area 49.2 m² (529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		

Energy Efficiency Rating: 73 (Current), 51 (Potential)