

Albert Road, Bognor Regis

ASKING PRICE OF £215,000



- **Top Floor Purpose Built Two Bedroom Apartment**
- **No Ongoing Chain**
- **Highly Sought After Position Close To Bognor Seafront**
- **Share Of Freehold**

Albert Road, Bognor Regis, West Sussex, PO21 1NH



We are delighted to present this charming top-floor apartment located on Albert Road, Bognor Regis. This property boasts an excellent location, just a stone's throw away from the beach, offering the perfect blend of coastal living and convenience.

The apartment features two spacious double bedrooms, providing ample space for relaxation and comfort. A well-proportioned bathroom serves the apartment, offering practicality and ease of use. The heart of the home is the open-plan kitchen and living room, creating a versatile space ideal for both cooking and entertaining. Upon entering the apartment, you are greeted by a spacious landing that leads into each room, enhancing the sense of space and accessibility.

Additional benefits of this property include a share of the freehold, providing added security and control over the management of the building, and a long lease, offering peace of mind for the future. The apartment is in good condition, presenting an excellent opportunity for those looking to move in but still put their own stamp on their home.

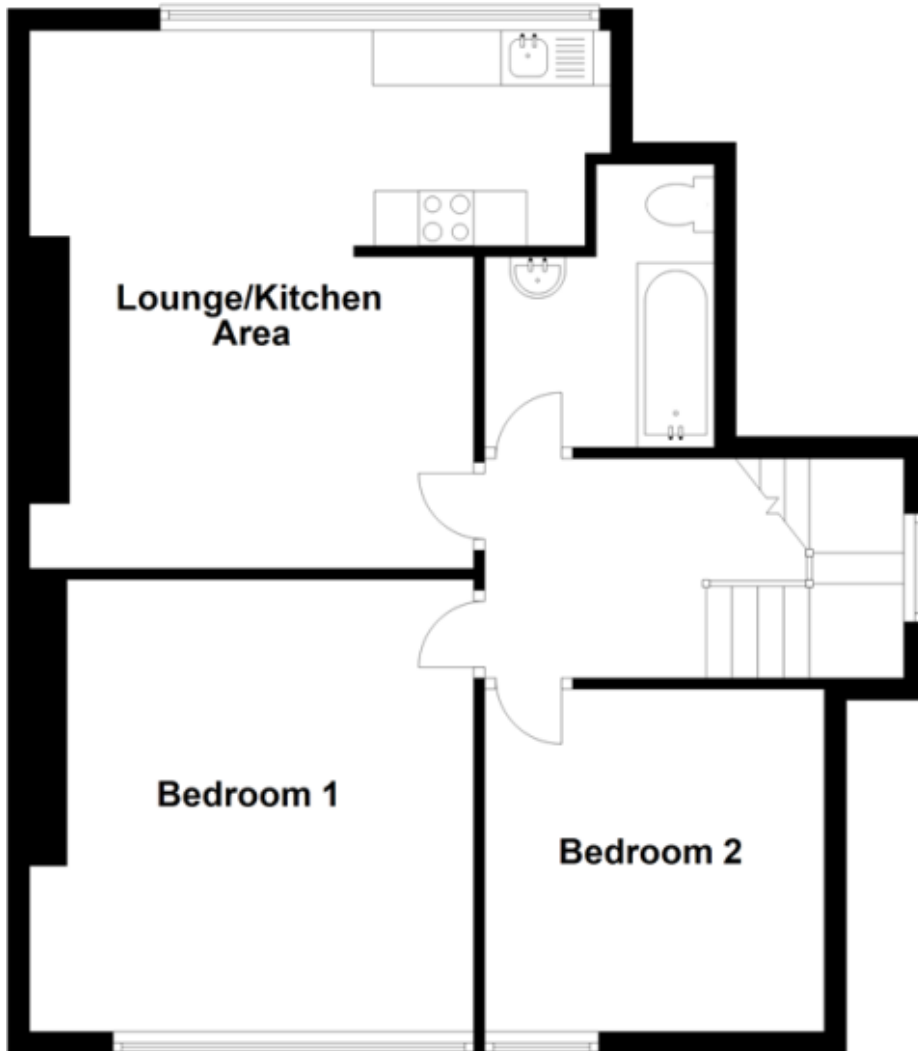
Situated on Albert Road, this property benefits from its prime location just a short walk from the beach. Enjoy the coastal lifestyle with easy access to the sea, local shops, and amenities. This apartment represents a fantastic opportunity for first-time buyers, investors, or those seeking a coastal retreat.



Picture this...

Why not take a short walk into town and really soak up Bognor Regis cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This town really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll round the corner and you're on the beach, treat yourself to a couple of drinks or a 99 Flake whilst walking along the waterfront.



**SIZES AND DIMENSIONS ARE APPROXIMATE,
ACTUAL MAY VARY.**

Accommodation

TOP FLOOR FLAT

ENTRANCE HALLWAY

LOUNGE

15' 4" x 12' 0" (4.06m x 3.65m)

KITCHEN

7' 0" x 6' 3" (1.9m x 2.01m)

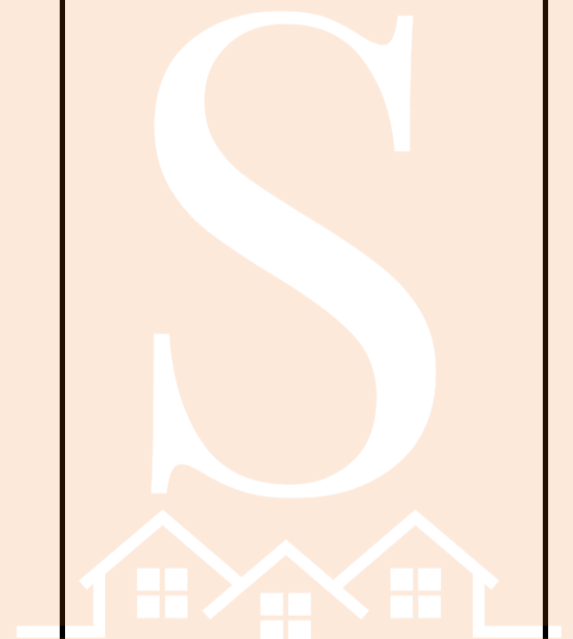
BEDROOM ONE

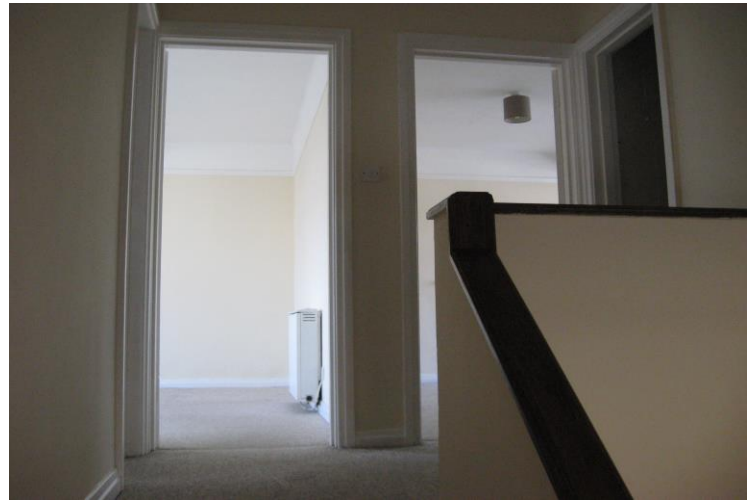
13' 12" x 13' 12" (4.00m x 4.00m)

BEDROOM TWO

10' 2" x 10' 0" (3.01m x 3.00m)

BATHROOM





What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on info@soloestates.co.uk and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Solomons Estate Agents

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info@soloestates.co.uk

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www.soloestates.co.uk