

Approximate Floor Area
 824 sq. ft.
 (76.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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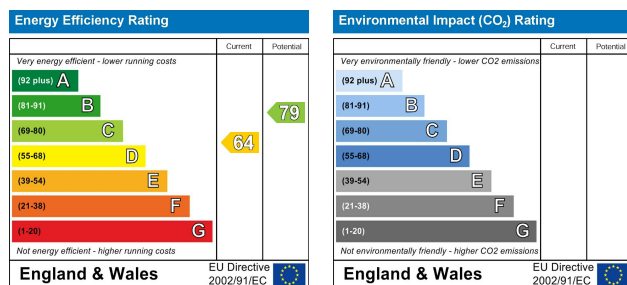
Park Road, Bognor Regis, West Sussex PO21 2PX
Asking Price £160,000 Leasehold

Located in the popular seaside resort of Bognor Regis this two bedroom basement flat has lots to offer. If a project is what you desire close to the Sea Front and near to all your local amenities whilst benefiting from its own enclosed garden and No Chain then look no further, gas central heating, fitted kitchen and bathroom, utility area and the opportunity to make your own, great income potential for investment buyers or a great first time buy, the property benefits from a 999 year lease. Council Tax Band: C £1679 Service charge £1,168 half yearly

- Basement Flat Close to Sea Front
- Large Lounge
- 999 Year Lease
- Two Bedrooms
- Garden
- No Chain
- Gas Heating
- New Lease

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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
 TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

Hall

Front door provides access to hallway, doors to bedroom, lounge and opens to kitchen, tiled flooring and radiator.

Lounge

18'8" into bay x 18'0"

Ornate cove ceiling, sash bay window to front elevation, two radiators, fire surround and telephone point.

Kitchen

14'9" x 6'2"

Textured ceiling, one and a half bowl sink unit, wall and base units fitted with roll edged work surfaces, space for fridge freezer, plumbing and space for washing machine, built in oven, hob with extractor hood over, opening to hallway ideal utility area with doors providing access to bathroom and bedroom, radiator.

Bedroom One

11'9" x 8'6"

Plain ceiling, sash window to rear elevation, recess, airing cupboard housing boiler, radiator.

Bedroom Two

9'10" x 12'5"

Plain ceiling, side elevation door to paved area, sash window to rear elevation and radiator.

Bathroom

8'6" x 5'10"

Plain and cove ceiling, side elevation double glazed window, pedestal hand basin, W.C., paneled bath, part tiled walls.

Outside

The property benefits from having sole use of enclosed outdoor space ideal for socializing.

