



84 Longford Road, Bognor Regis

Purpose built first floor garden flat conveniently located close to the town centre of Bognor Regis.



- ▶ **Purpose Built Flat**
- ▶ **Sitting/Dining Room**
- ▶ **Two Bedrooms**
- ▶ **Double Glazing**
- ▶ **Private Rear Garden**

- ▶ **A new 125 year lease will be granted upon purchase**
- ▶ **Kitchen**
- ▶ **Bathroom**
- ▶ **Gas Fired Central Heating**
- ▶ **Excellent Location**

Thought to be originally built for railway workers, this two bedroom first floor flat has its own private entrance and private rear garden.

The accommodation briefly comprises, personal door to entrance way and stairs to first floor landing, dual aspect sitting/dining room with bay window, kitchen, two bedrooms and bathroom.

Outside, external stairs to the private rear garden which backs onto the railway line. Mainly laid to lawn, raised decking area, and rear service gate.

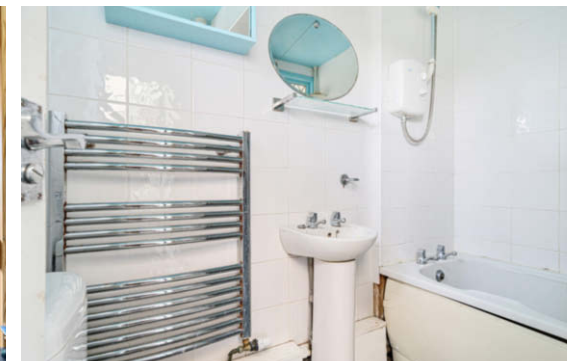
The property would benefit from being updated and this has been reflected in the guide price.

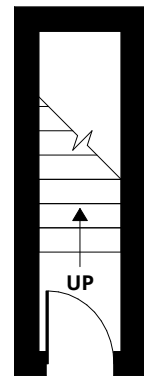
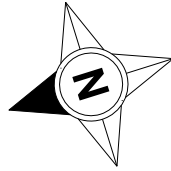
Tenure: We understand there is a 99 year lease from 1986. A new 125 year lease will be granted upon purchase.

Maintenance Charge: We understand the charges are split between the ground floor and first floor flat as and when work is required.

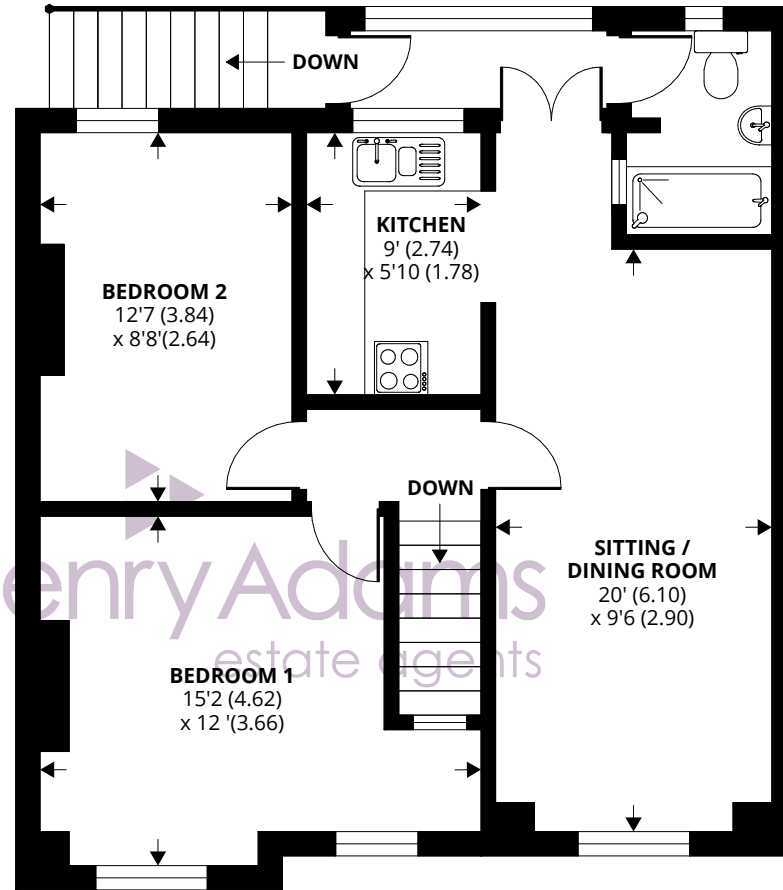
Ground Rent: We understand the ground rent is currently £50 p.a. until December 2051 then increasing to £100 p.a. for the remainder of the term.

Council Tax Band: A





GROUND FLOOR



FIRST FLOOR

Approximate Area = 695 sq ft / 64.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property occupies a most convenient location close to the town centre, mainline railway station and the beach and promenade. Bus services pass nearby that give access to the town centre of Bognor Regis and the Cathedral City of Chichester.

What3Words ///wicked.adopt.mugs

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