



14a Canada Grove, Bognor Regis

A spacious extended ground floor garden flat offered with no forward chain.



- ▶ Ground Floor Garden Flat
- ▶ Modern Kitchen
- ▶ Modern Bathroom Suite
- ▶ Useful Store Room
- ▶ Useful Outbuilding
- ▶ Open Plan Dining/Garden Room
- ▶ Double Bedroom
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Private Rear Garden
- ▶ No Forward Chain

This generous flat is located just within the heart of the seaside town of Bognor Regis, having the mainline railway station within the immediate vicinity, as well as the pedestrianised town centre and seafront within easy access. The property benefits from gas fired central heating and mostly double glazing.

The accommodation briefly comprises, personal door to entrance hallway with storage cupboard, sitting room, well appointed modern kitchen with integrated Bosch electric oven, microwave, five-ring Induction hob with extractor above, dishwasher and freezer, open plan to the dining/garden room with access to the private garden, useful store room with window letting in borrowed light, front aspect double bedroom with built-in wardrobes and modern refitted bathroom with mixer shower above.

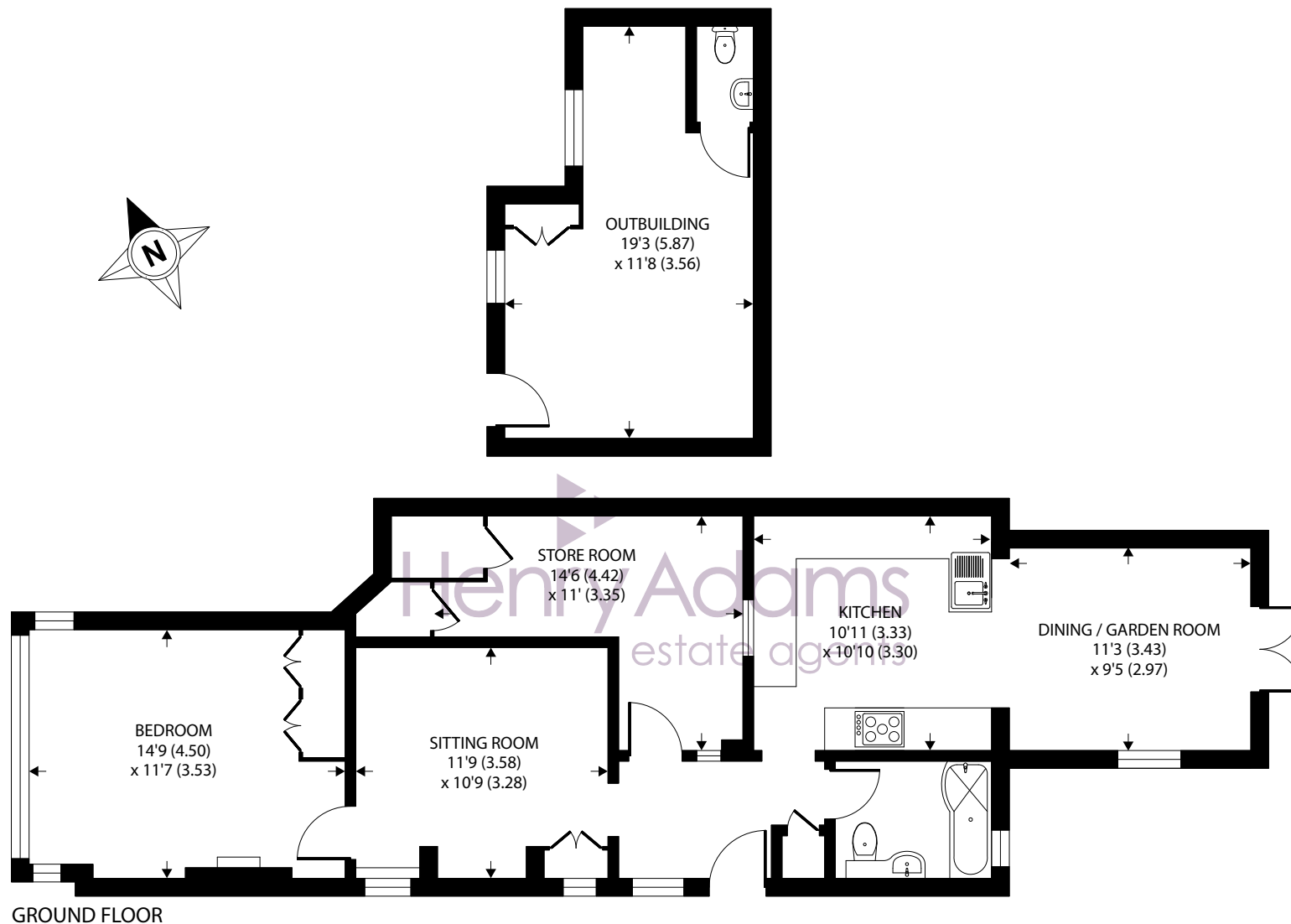
Outside, the rear garden has a patio area, artificial grass, decking area and gated access to the front. There is an outbuilding with WC and heating with its own independent boiler which has been condemned.

A viewing is highly recommended to appreciate its convenient location, together with the generous and versatile accommodation on offer.

We understand that early vacant possession may be possible as there is no onward chain.

Council Tax Band: A





Approximate Area = 794 sq ft / 73.7 sq m

Annexe = 195 sq ft / 18.1 sq m

Total = 989 sq ft / 91.8 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

Canada Grove is situated in the heart of Bognor Regis town centre, just a stone's throw away from the precinct shopping facilities and the mainline railway station is within easy walking distance.

Tenure: Leasehold. We understand there is 125 year lease from 23rd August 2018.

Maintenance Charge: We understand the maintenance charge is 50:50 of works carried out as and when required.

What3Words ///flops.sector.lines

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