



Flat 29 Harfield Court, Lyon Street

Second floor apartment (with lift) in the heart of Bognor Regis town centre with parking and no forward chain.



- ▶ **Second Floor Apartment**
- ▶ **Sitting Room**
- ▶ **Double Bedroom**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **999 Year Lease Upon Completion**
- ▶ **Lift and Stairs to all Floors**
- ▶ **Kitchen**
- ▶ **Bathroom/WC**
- ▶ **Allocated Parking**
- ▶ **Share of Freehold**

An opportunity to purchase a second floor apartment (with lift) in the heart of Bognor Regis town centre with parking, a share of the freehold and with tenants in situ, the property currently achieves £8,760 rental income per annum.

Harfield Court occupies an ideal position in the heart of the seaside town of Bognor Regis and has the added advantage of an off-street parking space.

The block is well kept and has nice communal areas with lift and stairs to all floors. To the rear of the block, there is very useful allocated parking which is a real added benefit in the town centre.

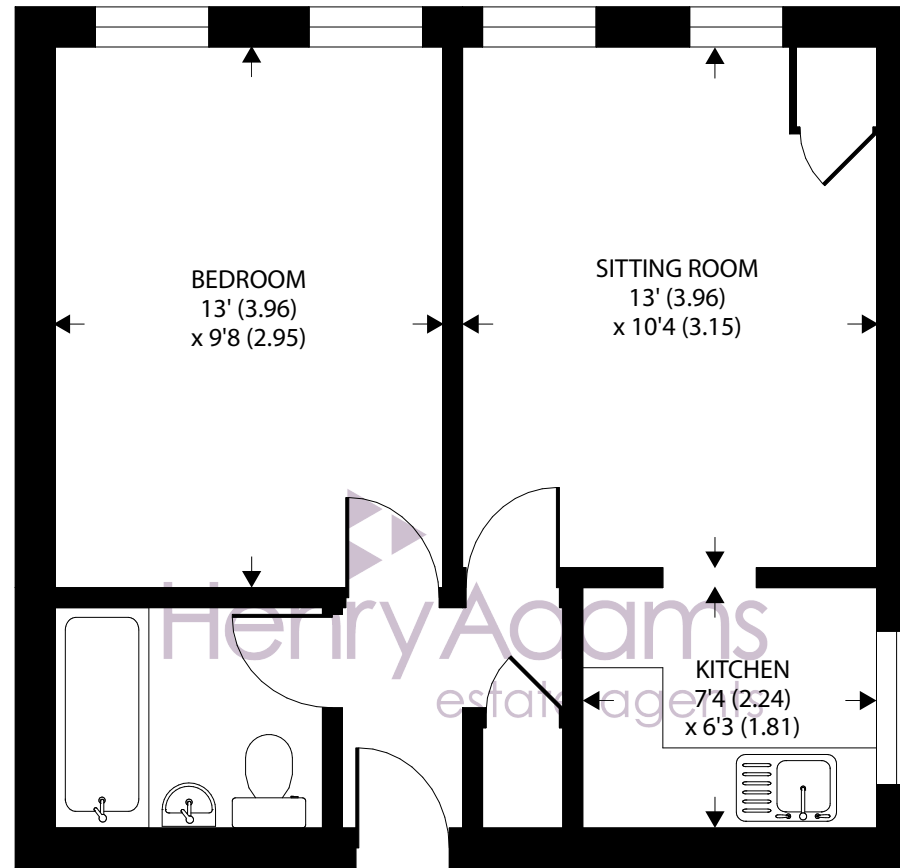
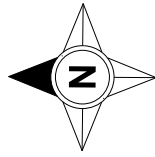
The accommodation briefly comprises, security sliding door to communal entrance and lift and stairs to second floor, further security door to communal way and personal door to entrance hallway, with airing cupboard, sitting room, kitchen, double bedroom and bathroom.

Tenure: Share of freehold. We understand the lease is in the process of being extended to 999 years.

Maintenance Charge: We understand from our vendor the maintenance charge is approximately £1,800 p.a.

Ground Rent: We understand from our vendor the ground rent is approximately £100 p.a.





SECOND FLOOR

Approximate Area = 399 sq ft / 37.1 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

Harfield Court is situated to the east of Bognor Regis town centre and within easy access to the seafront and Hotham Park. The precinct shopping facilities and the mainline railway station are within easy walking distance.

Council Tax Band: A

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18/09/24



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