



136a Orchard Way, Bognor Regis

Guide Price £250,000

 **Henry Adams**
estate agents

136a Orchard Way

- Large Ground Floor Flat
- Over 1,000 Sq Ft
- Great Space
- Spacious Kitchen/Breakfast Room with Pantry
- 3 Bedrooms
- Mature Front Garden providing Shelter from the Road
- Large Rear Garden
- Outbuildings providing Ample Storage
- Ample Off-street Parking

An exceptional opportunity to acquire a spacious three bedroom ground floor flat with large garden and ample parking.

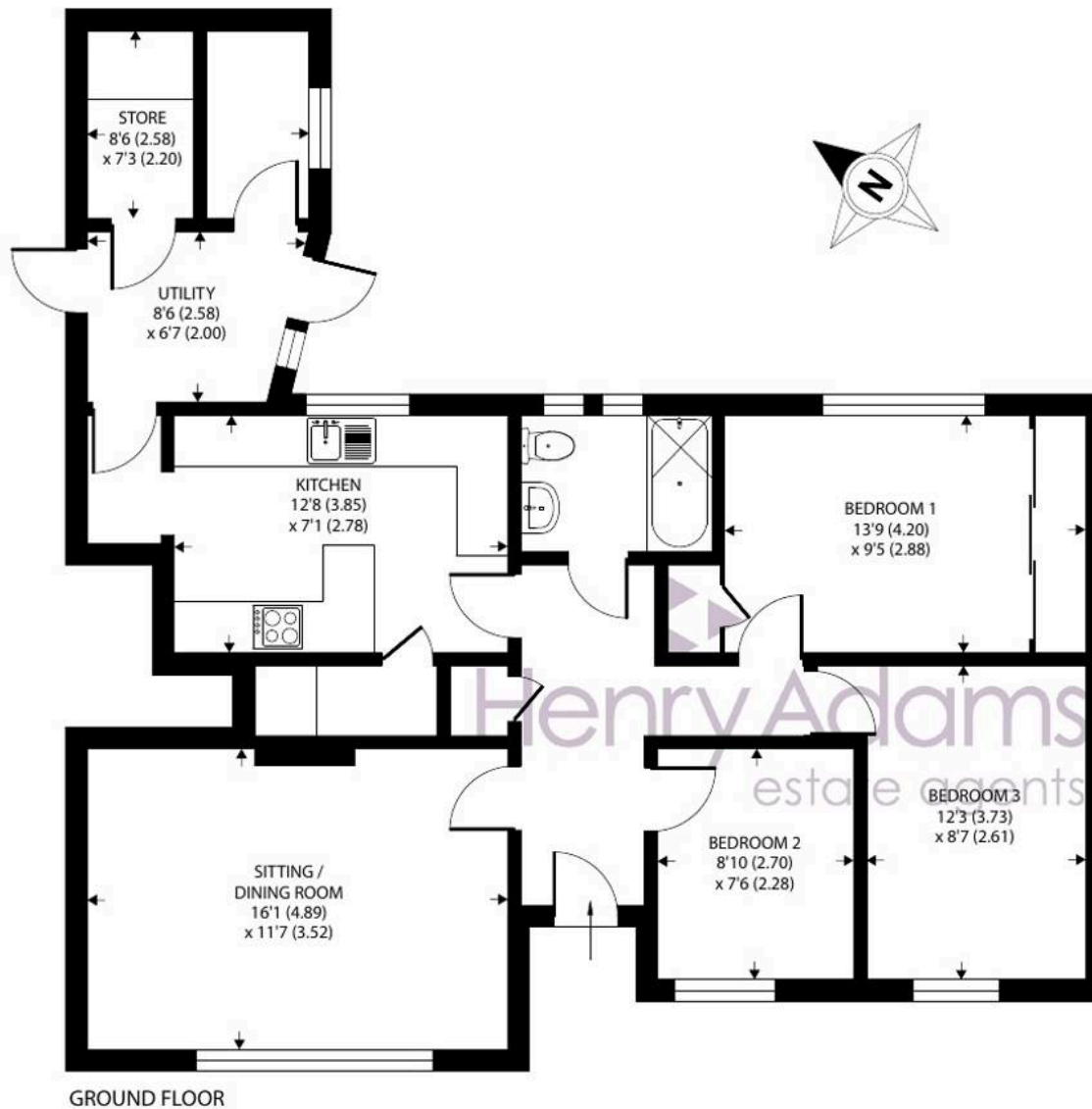
The flat has its own front door which opens to an entrance hallway which opens to all rooms and has a storage cupboard. The spacious reception room has a large quadruple casement window with wooden floor and feature fireplace. The kitchen features a range of wall and base units with ample worktops, laminate floor, breakfast bar return and separate pantry. The kitchen opens to a utility area which in turn opens to a large storage room. There are three bedrooms all with large casement windows and a family bathroom.

The large rear garden has two outbuildings providing excellent further storage or workshop space. At the front there is a large garden with mature shrubs giving great seclusion from the road and ample off-street parking.

This surprisingly spacious flat offers fantastic internal space with a great garden and offers exceptional value for money.







Orchard Way, Bognor Regis

Approximate Area = 933 sq ft / 86.6 sq m

Outbuildings = 241 sq ft / 22.3 sq m

Total = 1174 sq ft / 108.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.
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Located to the north of Bognor Regis town centre in the parish of Bersted with it's local precinct shopping conveniences within walking distance. Bersted has excellent access to the A259 to the Cathedral City of Chichester and the seaside town of Bognor Regis. There are regular bus services to both Bognor Regis town centre and Chichester. Bognor Regis has a mainline railway station, precinct shopping facilities and a range of cafes, bars and restaurants plus the beach and promenade.

What3Words ///cone.hurls.vital

Tenure: We understand there is 125 year lease from 1985.

Maintenance Charge: We understand the maintenance charge is approximately £281 p.a.

Ground Rent: We understand the ground rent is currently £10 p.a.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.