



**Regis Gate Longford Road, Bognor Regis PO21 1AQ**



**welcome to**

## **Regis Gate Longford Road, Bognor Regis**

Fox & Sons are proud to bring to market this property located just 100 metres from Bognor Regis Train Station, this beautifully presented two double bedroom first-floor apartment offers spacious and stylish living with the added benefit of no onward chain.



The property features a bright and generously sized living/dining room with a charming bay window, a well-equipped kitchen, and two excellent double bedrooms — the master boasting its own en-suite. A modern family bathroom and a spacious hallway with built-in storage complete the accommodation. With approximately 155 years remaining on the lease, this apartment also benefits from a service charge of around £2,160 per annum and a ground rent of approximately £220 per annum. Ideally situated within walking distance of Bognor Town Centre, the beach, and direct rail links to London Victoria, this is a fantastic opportunity for commuters, first-time buyers, or investors looking for a coastal lifestyle with convenience.



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- No onward chain
- Long lease approx. 155 years remaining
- Service Charge approx. £2,160/year
- Ground Rent approx. £220/year
- Town Centre Location

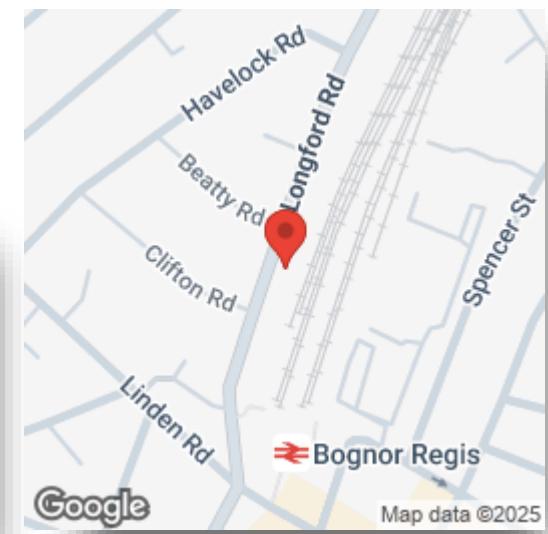
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£140,000**



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BRG109166 - 0004



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