

95b Hazel Road, Bognor Regis, PO22 9ED



- First Floor Flat with Own Entrance
- Two Double Bedrooms
- Chain Free
- Electric Heating
- Private Rear Garden
- Investment Opportunity

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TEL: 01243 861344



What the agent says... " "

Located in North Bersted close to local shops and bus routes, this first floor apartment has its own entrance and a private garden to the rear. Offered with the benefit of being chain free, it would suite a first-time buyer or investor as a buy-to-let.

The accommodation comprises of a private side entrance, stairs to the first-floor accommodation, large lounge/diner, kitchen, two double bedrooms, bathroom and garden.

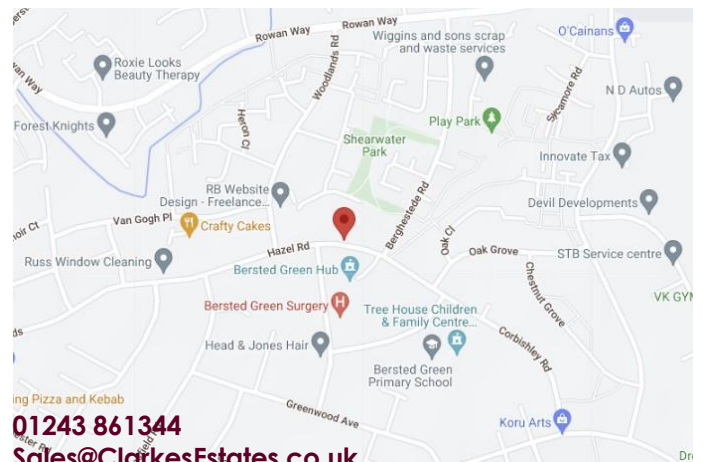
Accommodation

Lounge/Diner - 5.18m x 3.63m (16'11" x 11'10")
 Kitchen - 2.67m x 2.3m (8'9" x 7'6")
 Bedroom 1 - 3.62m plus recess x 3.28m (11'10" x 10'9")
 Bedroom 2 - 3.39m x 2.47m (11'1" x 8'1")
 Bathroom - 1.66m x 2.07m (5'5" x 6'9")

Lease Information: The vendor informs us that this property has 88 years remaining on the lease (125 years from 16/11/1987), the Ground Rent is £10 pa and the current maintenance charge is £123.20 pa.

We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

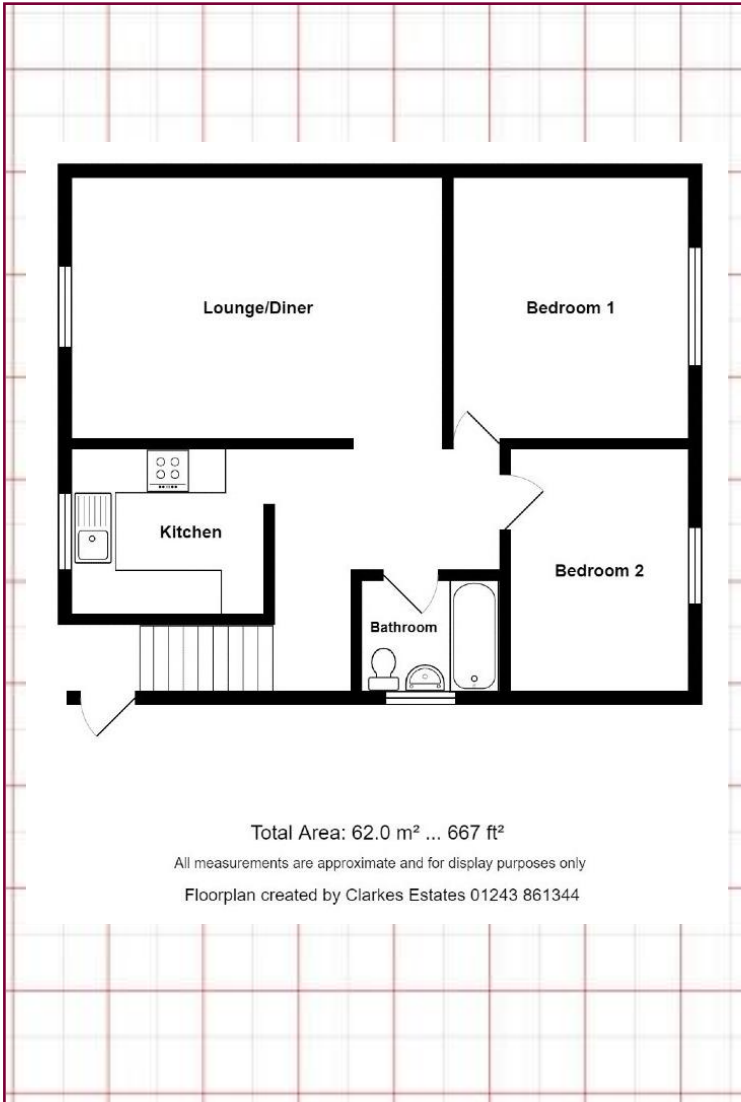
Council Tax Band: B



01243 861344

Sales@ClarksEstates.co.uk

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

