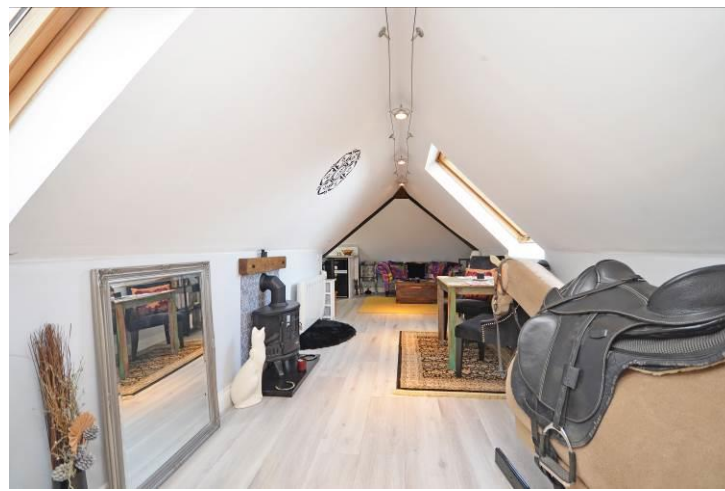


Flat 12, Northmoor Court, Stocker Road, Bognor Regis, PO21 2AE



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
http://www.clarkesestates.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 79 |

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.

Service you deserve. People you trust.

01243 861344



- Close to Seafront & Shops
- Top Floor Apartment
- Two Double Bedrooms
- Recently Refurbished
- Allocated Parking Space
- Chain Free



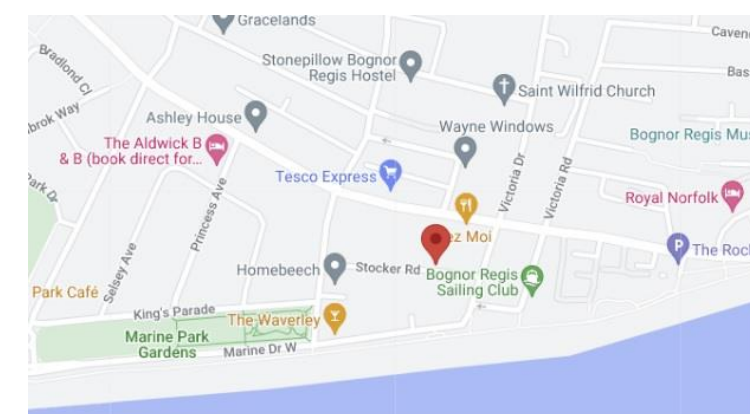
Accommodation

Hall: 8' 2" x 7' 7" (2.50m x 2.33m)
 Lounge Area: 11' 9" x 8' 11" (3.59m x 2.74m)
 Dining Area: 16' 6" x 7' 11" (5.04m x 2.43m)
 Kitchen Area: 9' 8" x 6' 11" (2.95m x 2.13m)
 Bedroom 1: 23' 2" x 8' 9" (7.07m x 2.68m)
 Bedroom 2: 8' 2" x 8' 11" (2.50m x 2.72m)
 Bathroom: 6' 1" x 5' 5" (1.86m x 1.67m)

Lease Information: The vendor informs us that this property has 103 years remaining on the lease (125 years from 25th March 2002). The ground rent is £150 PA and the current maintenance charge is £1815 PA (£151.25 PCM) which is reviewed by E&J Estates (management company).

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



What the agent says... “,”

This immaculate second floor two-bedroom apartment is in a desirable and convenient location, around 150 meters to the seafront promenade or local shops and convenience stores in Aldwick Road. Marine Park Gardens, Bognor Regis Sailing Club and The Waverley, a popular seafront pub, are also nearby.

Converted circa 2002, this contemporary apartment comprises a spacious hall and open plan living space incorporating the kitchen, sitting and dining areas with an electric fire in the style of a log burner. Sloped ceilings provide character and prevent the property feeling like a modern box. The kitchen has been refurbished where needed in the last few years and is in good order.

There are two double bedrooms, including a very generous principal bedroom with a fitted cupboard and airing cupboard. The family bathroom has also been recently refurbished to add a bath with shower over.

The property comes with an allocated parking space, by the entrance. To the rear there are communal gardens. There is also a security entry phone system.

The property is neutrally decorated and benefits from modern electric radiators and double-glazing throughout. In our opinion the property would be suitable for owner occupiers looking for a turn-key property in a quiet residential road, close to the seafront.

