

Flat 1, 283 - 285 Chichester Road, Bognor Regis, PO21 5AH



- **Two Bedroom Apartment**
- **New Kitchen & Bathroom**
- **Chain Free**
- **Two Off Road Parking Spaces**
- **Gas Fired Central Heating**
- **Double Glazing**

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TEL: 01243 861344



What the agent says... “ ”

A new development of four apartments furnished to a high standard offering modern kitchens and bathrooms, double glazing, central heating and private parking. Local shops are meters away with bus routes passing by linking towns and cities along the coast. Bognor Regis itself with its wealth of amenities is close by with shops and restaurants plus a mainline railway station.

This apartment offers a chain free purchase and comprises communal entrance, living room, kitchen with new oven and hob with extractor and modern units, bedroom 1, bathroom/WC, stairs to first floor landing, bedroom 2, second bathroom/WC and two parking spaces.

Accommodation

Living Room - 4.4m x 3.48m (14'5" x 11'5")

Kitchen Area - 1.86m x 2.82m (6'1" x 9'3")

Bedroom 1 - 4.36m x 3.45m (14'3" x 11'3")

Bathroom 1 - 2.82m x 1.7m (9'3" x 5'6")

Bedroom 2 - 5.44m x 4.35m (17'10" x 14'3") max due to eaves restriction

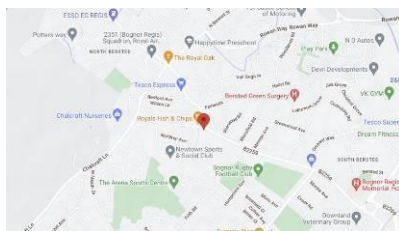
Bathroom 2 - 2.79m x 1.77m (9'1" x 5'9")

Lease Information: The seller informs us that the property will include a 25% share of the freehold, the lease is 999 years and the ground rent and service charges are to be confirmed. 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: A



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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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.

