

3 Southdown Court, Bersted Street, Bognor Regis, PO22 9QZ



- Large Ground Floor Apartment
- Two Bedrooms
- Ensuite to Main Bedroom
- Modern Kitchen & Bathroom
- Allocated Parking
- Chain Free

Service you deserve. People you trust.

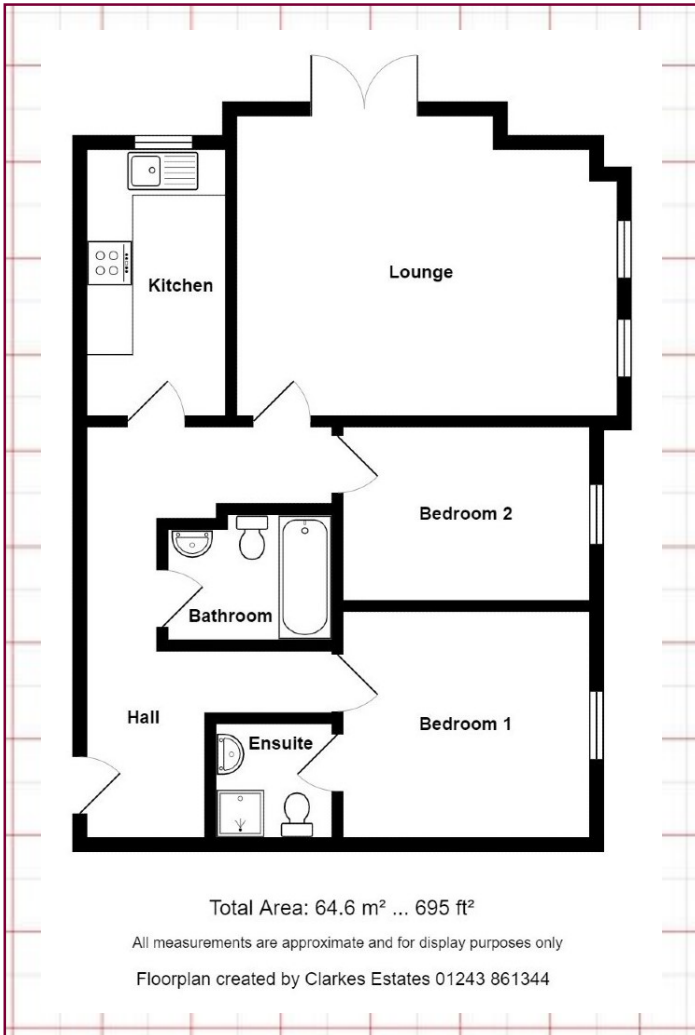
TEL: 01243 861344



What the agent says... “ ”

A spacious ground floor apartment in a popular location close to retail outlets and bus routes connecting locally and to other towns and cities along the south coast.

The accommodation comprises a private entrance hall, large lounge with access to the communal gardens via double glazed patio doors, modern fitted kitchen, main bedroom with ensuite shower room, a second bedroom, bathroom and allocated parking space.



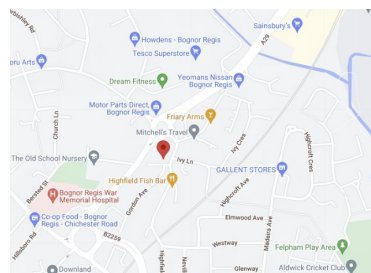
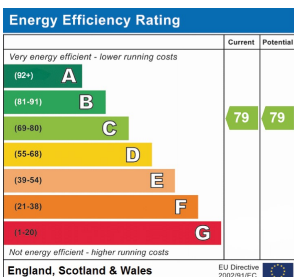
Accommodation

Lounge - 5.06m x 3.99m (16'7" x 13'1")
 Kitchen - 3.56m x 1.84m (11'8" x 6'0")
 Bedroom 1 - 3.24m x 3.02m (10'7" x 9'10")
 Ensuite - 1.52m x 1.49m (4'11" x 4'10")
 Bedroom 2 - 3.29m x 2.31m (10'9" x 7'6")
 Bathroom - 2.15m x 1.69m (7'0" x 5'6")

Lease Information: The seller informs us that there are 104 years remaining on the lease (125 years from June 2003), the ground rent is £25 pa, the current maintenance charge is £1100 pa and the current buildings insurance is £105.87 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

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IMPORTANT NOTICE

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