

18 The Marigolds Shripney Road, Bognor Regis, PO22 9PB



- Single Unit Park Home
- One Double Bedroom
- Off Road Parking
- Attractive Plot with Garden
- Full Residential Park Home
- Quick Purchase Available

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TEL: 01243 861344



What the agent says... “ ”

We are pleased to offer this one-bedroom park home located in an attractive plot within the Marigolds Residential Park on the Shripney Road.

The accommodation in brief comprises lounge, dining area, fitted kitchen, bedroom with built-in wardrobes and a shower room/WC. Outside there is private parking and easy to maintain gardens all around.

Accommodation

Lounge 3.53m x 3.52m (11'6" x 11'6")

Dining Area 1.9m x 2.09m (6'2" x 6'10")

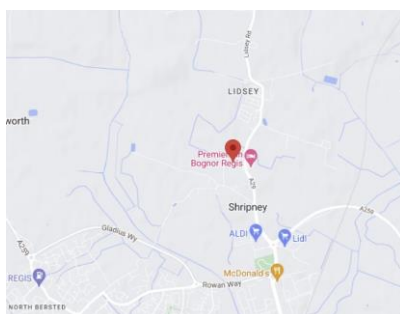
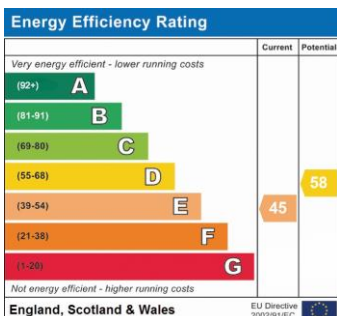
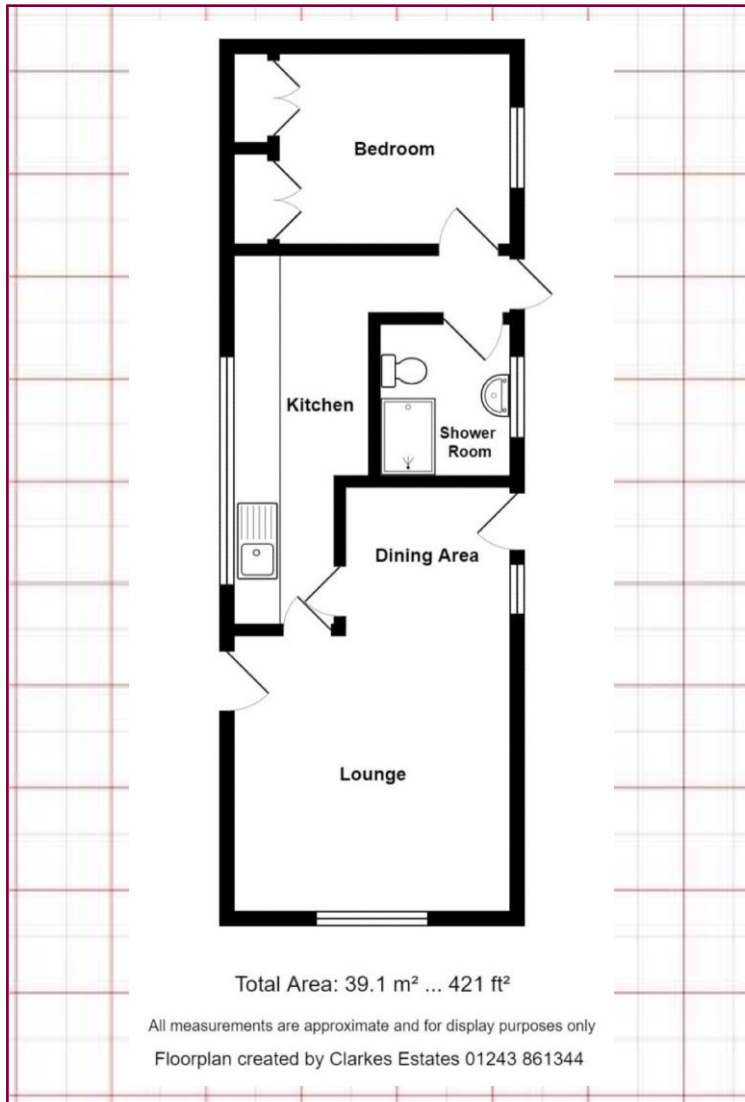
Kitchen 4.25m x 1.76m (13'11" x 5'9")

Bedroom 2.94m x 2.44m plus wardrobes (9'7" x 8'0")

Shower Room 1.93m x 1.66m (6'3" x 5'5")

Lease Information: The seller informs us that there are XX years (TBC) remaining on the lease and the ground rent is £3285.00 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: A



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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.

