

Flat 3, Norfolk Court, Norfolk Square, Bognor Regis, PO21 2JA



- Ground Floor Apartment
- Sitting Room with Bay Window
- Period Features
- Long Lease
- Excellent Condition
- Views towards the Sea



What the agent says... “ ”

Just a short walk from the beach, this apartment forms part of a delightful building with impressive kerb appeal and enjoys a lovely location in a tree lined square. Situated close to shops in Aldwick Road, there are also local buses which pass at the foot of the road connecting to Bognor Town Centre and many towns and cities along the south coast.

The apartment boasts very high ceilings giving it a feel of space, has double glazing and offered to the market in excellent condition. The accommodation comprises communal entrance hall, private front door, spacious living room, kitchen, bedroom, bathroom and well-maintained communal gardens.

Accommodation

Sitting Room - 5.18m x 4.32m (16'11" x 14'2")

Bathroom - 3m x 1.49m (9'10" x 4'10")

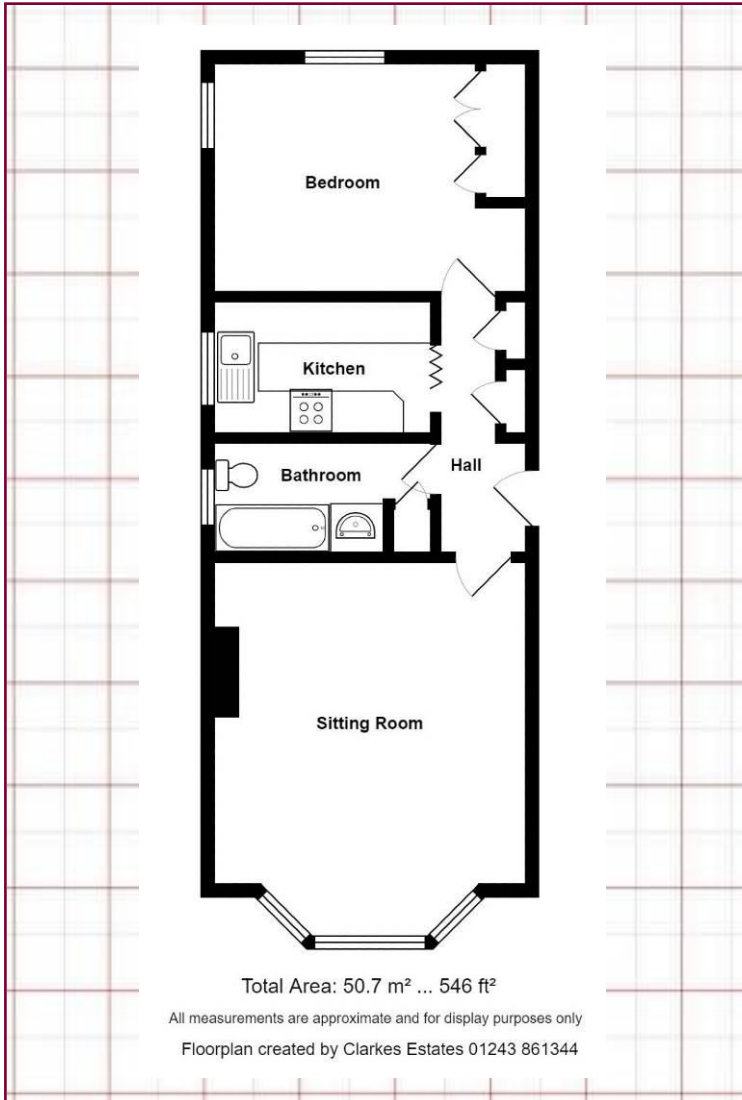
Kitchen - 2.97m x 1.8m (9'8" x 5'10")

Bedroom - 4.19m x 3.15m (13'8" x 10'4")

Lease Information:

The seller informs us that there are 137 years remaining on the lease, the ground rent is £35 pa and the current maintenance charge is £1201.67 pa (1st April to 30th Sept 2024). 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	10	79
Not energy efficient - higher running costs			
England, Scotland & Wales			



01243 861344

Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE

<http://www.clarkesestates.co.uk>

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