



Park Road, Bognor Regis, West Sussex PO21 2PX Auction Guide £125,000 Leasehold

FOR SALE BY AUCTION ON 24th April 2025

Auction guide £125,000

New 999 year lease.

Vacant 2 bedroom flat with garden offering really spacious accommodation and considered a perfect buy to let opportunity or for a home owner to purchase. A particular feature of the flat is of course the nicely sized private rear garden as well as the bay fronted lounge which is approximately 18'8" x 18'1" in size. Other benefits include gas central heating throughout, fitted kitchen and bathroom.

Located in the popular seaside resort of Bognor Regis immediately adjacent to the seafront with the town centre offering easy access which in turn offers an entire range of facilities including shops, bars, restaurants and coffee shops.



Hall
Front door provides access to hallway, doors to bedroom, lounge and opens to kitchen, tiled flooring and radiator.

Lounge
14'8" into bay x 18'0" (5.7 into bay x 5.5)
Ornate cove ceiling, sash bay window to front elevation, two radiators, fire surround and telephone point.

Kitchen
14'9" x 6'2" (4.5 x 1.9)
Textured ceiling, one and a half bowl sink unit, wall and base units fitted with roll edged work surfaces, space for fridge freezer, plumbing and space for washing machine, built in oven, hob with extractor hood over, opening to hallway ideal utility area with doors providing access to bathroom and bedroom, radiator.

Bedroom One
11'9" x 8'6" (3.6 x 2.6)
Plain ceiling, sash window to rear elevation, recess, airing cupboard housing boiler, radiator.

Bedroom Two
9'10" x 12'5" (3 x 3.8)
Plain ceiling, side elevation door to paved area, sash window to rear elevation and radiator.

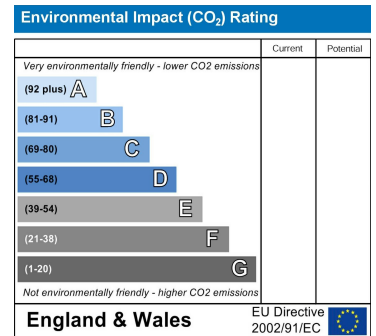
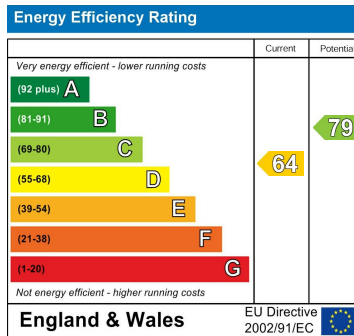
Bathroom
8'6" x 5'10" (2.6 x 1.8)
Plain and cove ceiling, side elevation double

glazed window, pedestal hand basin, W.C., paneled bath, part tiled walls.

Outside
The property benefits from having sole use of enclosed outdoor space ideal for socializing.



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