



## **Park Road, Bognor Regis, West Sussex PO21 2PX**

### **Auction Guide £100,000 Leasehold**

SOLD PRIOR TO AUCTION

Auction guide £100,000+

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.

ALL MEASUREMENTS ARE APPROXIMATE, FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT TO BE RELIED UPON.

Please note fees are payable in respect of the sale of this property, please refer to legal pack for details



Hall

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

Lounge

18'8" 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.

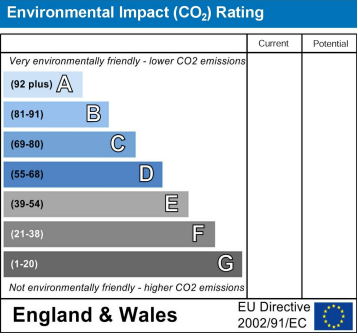
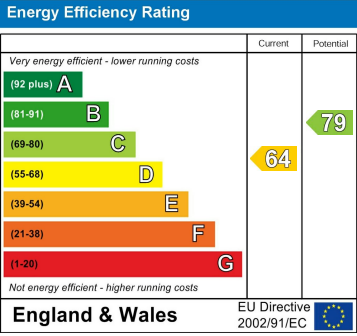
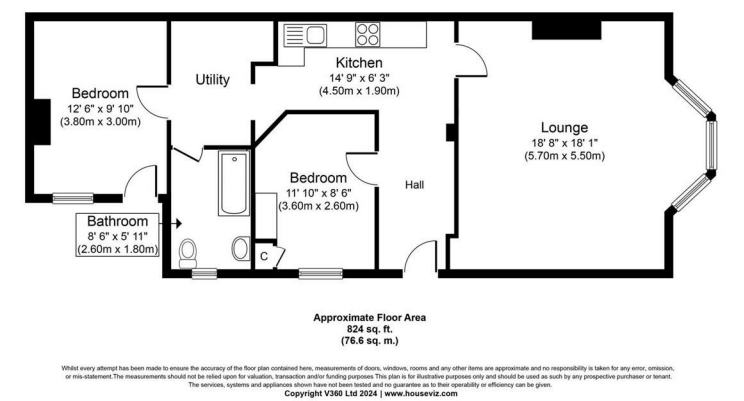
Bathroom

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.



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**  
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent