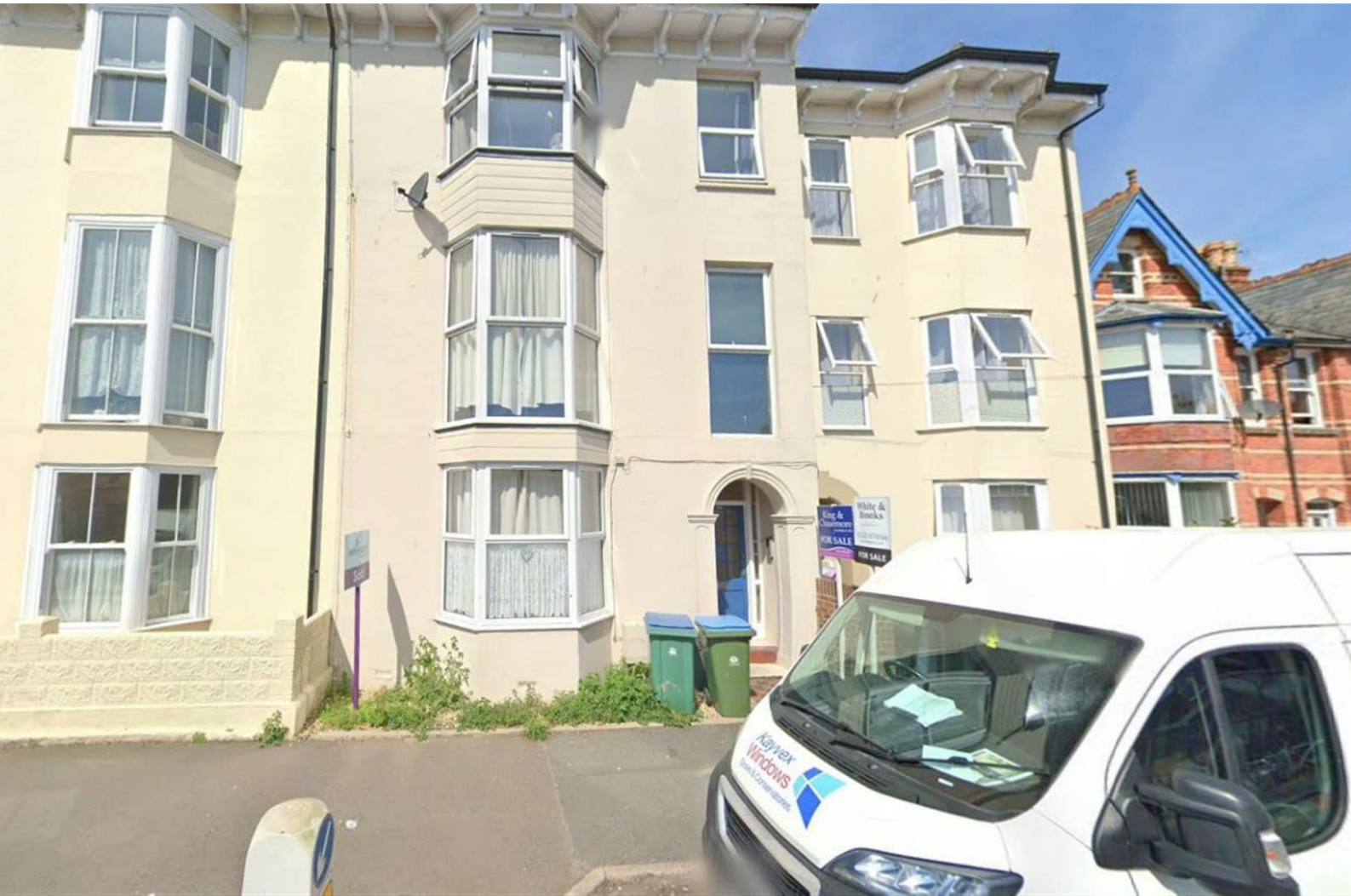




Glamis Street, Bognor Regis, PO21 1DJ By Auction £150,000 Leasehold

For Sale By Auction on 24th June 2025

Auction Guide £150,000 to £175,000

Fully vacant with no onward chain, this is an extremely spacious 2 bedroom ground floor flat with good size private rear garden with separate and additional gated entrance directly into the garden. In need of some updating, the accommodation comprises of a really very good sized and feature square bay fronted lounge, 2 bedrooms, large kitchen/breakfast room, shower room, double glazed windows and gas central heating.

The location is absolutely perfect being on the doorstep of not only the town centre and seafront but also Bognor Regis Mainline Railway Station making the flat a perfect buy to let investment or first time purchase.

The lease has a healthy unexpired term of 91 years to run.

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



Communal Entrance

Front door provides access to hallway, boxed electric meters, stairs to other floors, door to flat 1.

Entrance Hall

Plain ceiling, entrance phone, under stair cupboard, doors leading to lounge, bedroom and kitchen breakfast room.

Bedroom One

14'0" x 7'1" (4.287 x 2.17)

Plain ceiling, rear elevation double glazed window, double radiator, television point.

Lounge

16'0" x 15'5" (4.90 x 4.72)

Textured ceiling, picture rail, double radiator, front elevation double glazed bay window, television point.

Kitchen

14'7" x 11'1" (4.46 x 3.38)

Plain ceiling, spotlights, side elevation double glazed window, under stair cupboard, double radiator, space for fridge freezer, feature recess, single drainer sink unit, roll edged work surfaces fitted wall and base units, built in electric oven and hob, tiled areas, side elevation double glazed door to garden door to shower room and bedroom two.

Inner Hall

Plain ceiling, doors to shower room and bedroom.

Shower Room

7'1" x 4'8" (2.16 x 1.44)

Plain ceiling, radiator, pedestal wash hand basin, tiled areas, W.C., extractor fan.

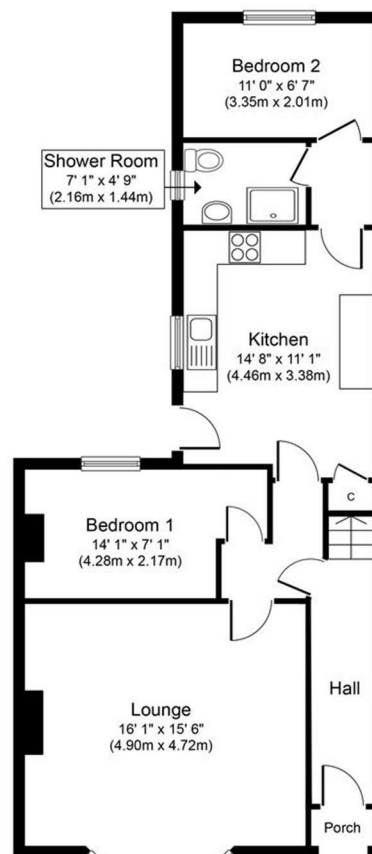
Bedroom Two

10'11" x 6'7" (3.35 x 2.01)

Plain ceiling, radiator and rear elevation double glazed window.

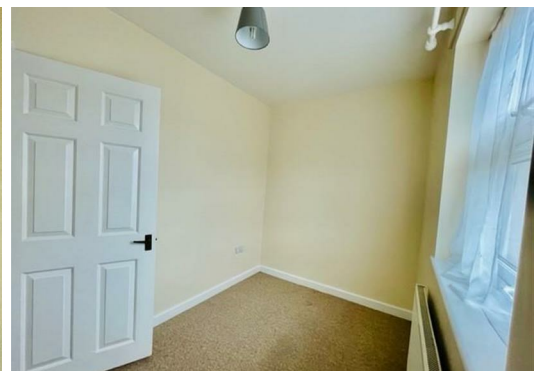
Rear Garden

Enclosed by brick wall and fencing, paved area, shingled area and gate provides pedestrian access.



Approximate Floor Area
734 sq. ft.
(68.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

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