REDWOOD & SONS
Estate Agents

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# 23 Upper Bognor Road

Bognor Regis, PO21 1JA

## Offers over £185,000

Located in the charming seaside town of Bognor Regis, this delightful ground-floor flat offers a perfect blend of comfort and convenience. Benefits include: private entrance; entrance hall with storage cupboard; spacious open-plan fitted kitchen / living / dining room with patio doors to private garden; two generously sized double bedrooms; well-appointed bathroom with p-shaped shower/bath. In addition to its charming interior, this property comes with the added benefit of parking to the front of the property and gate access to the rear garden with good-sized lawn and neat patio area. Location is key, and this flat does not disappoint, being conveniently situated close to a variety of shops, amenities, schools, mainline train station, bus routes and beach. EPC - D. Council Tax Band - B. Tenure - leasehold. 116 years remaining on 126-year lease. Ground rent - £250.00 per annum. Service charge - £1,604.66 per annum.

- Ground-floor flat
- 116-year lease
- 2 bedrooms
- Open-plan kitchen / dining / living room
- Bathroom
- Private garden
- Allocated parking space
- Close to Bognor Regis shops, amenities, schools, mainline train station, bus routes & beach

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

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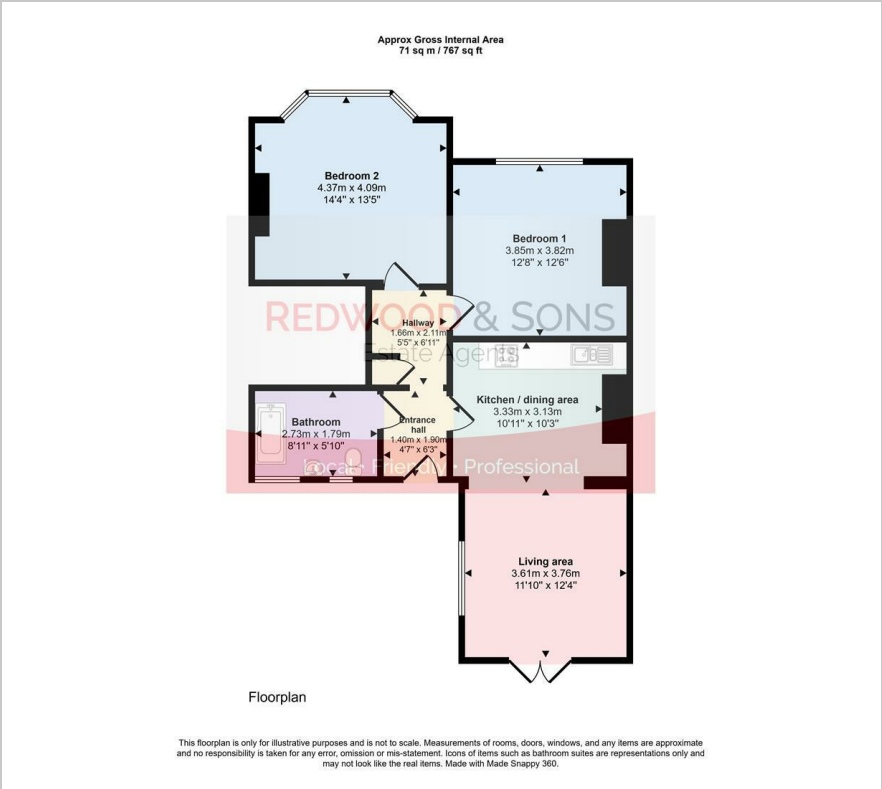
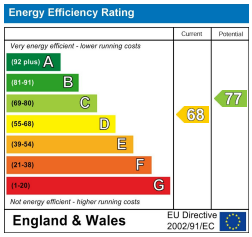
## Floor Plan

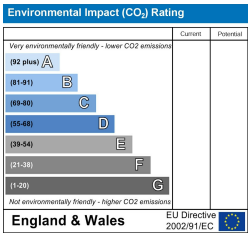



## Area Map




## Energy Efficiency Graph









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36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk