



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£199,950 Leasehold

16 Lidsey Lane
Bersted, Bognor Regis,
PO21 5AZ

www.maysagents.co.uk



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Are you looking for your first rung on the housing ladder or an investment property to let out? Perhaps this one bedroom **ground floor** apartment might just be the property for you. Offered with all 'mod-cons' - open plan living/dining room, a air source heat pump, double glazing, high levels of insulation, private rear **garden and allocated parking**, the property ticks many of the house hunter's boxes, plus the location just a mile or so from Bognor Regis and direct access to Chichester (5 miles) must surely rate high on the 'wish list'. If all this whets your appetite, why not telephone **May's** for an appointment - take advantage of someone else's efforts.

front door to:

ENTRANCE HALL:

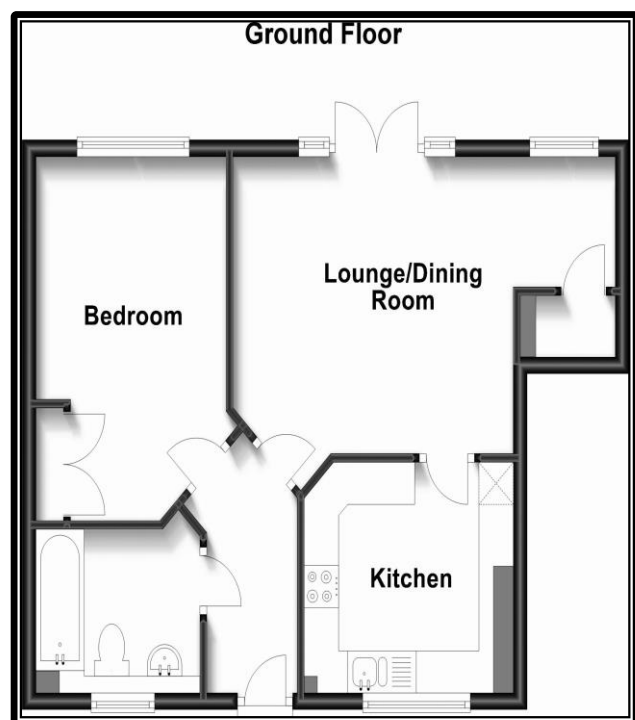
radiator, telephone point, door to:

LIVING/DINING ROOM: 18' 0" x 11' 7" (5.48m x 3.53m)

(narrowing to 13'3) with T.V. aerial point; radiator; cupboard housing boiler: uPVC framed double glazed French doors to private garden.

KITCHEN: 10' 0" x 9' 0" (3.05m x 2.74m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop above; matching upstands and matching wall mounted cabinets over; inset electric oven; four burner gas hob with filter hood over; inset stainless steel sink; space and plumbing for washing machine; space for fridge/freezer.



BEDROOM: 14' 3" x 9' 0" (4.34m x 2.74m)

radiator; T.V. aerial point; double wardrobe.

BATHROOM:

Under floor heating; part tiled walls with matching suite comprising panelled bath with electric shower; close couple W.C.; pedestal wash hand basin; heated ladder style towel rail; shaver point; extractor fan.

OUTSIDE AND GENERAL

GARDEN:

The REAR GARDEN faces roughly east and has width of approximately 29' and a depth of 15'5 or there about. The area has been laid to patio with a pergola and recently built home office/ summer house providing that all important space for those working from home. There is a "Mitsubishi" air source heat pump and side access to the front of the property.

ALLOCATED PARKING:

to the front of the property there is a allocated parking space and visitor parking.

LEASE DETAILS:

TENURE: The property is held on a 125 year lease of which at the time of writing has some 113 years remaining.

SERVICE CHARGE: is understood to be £174.77 per month.

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.