



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£173,500 Leasehold**

**6 Jasmine Court Hawthorn Road  
 Bognor Regis, PO21 2UR**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



At some point in our property buying lifetime, we all have to step onto the ladder. In this world of ever increasing prices, it has become ever more difficult to take this step, but perhaps this property could be that starting point. This **1 BEDROOM GROUND FLOOR FLAT** offers modern open plan living arrangements with access via the lounge section to a **SOUTH FACING GARDEN AREA**. There is also that all important **ALLOCATED PARKING** along with gas fired central heating and uPVC framed Double Glazing. Located on the outskirts of Bognor Regis, yet within less than 1km of the railway station and town centre and within easy reach of the local cricket/tennis and football clubs as well as a doctors surgery and convenience stores. So if this piques your interest, contact **May's** to schedule a viewing.

## ACCOMMODATION

**communal entrance door to:**

### PRIVATE HALL:

telephone entry system; radiator; telephone internet point; meter cupboard; door to open planned living/dining/kitchen.

**LIVING ROOM SECTION:** 12' 9" x 12' 3" (3.88m x 3.73m)

T.V. aerial point; two radiators; double glazed double doors to patio and communal gardens opening to:

**KITCHEN:** 8' 0" x 6' 10" (2.44m x 2.08m)

(maximum measurements over units) range of floor standing drawer and cupboard units

having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; integrated electric oven; four burner gas hob with filter hood over; space and plumbing for washing machine; further appliance space; extractor fan.

**BEDROOM:** 10' 8" x 9' 8" (3.25m x 2.94m)

radiator; sliding wardrobe.

### BATHROOM:

matching suite comprising panelled bath with mixer tap and shower attachment; close coupled W.C.; pedestal wash hand basin; radiator; extractor fan; shaver point.

## OUTSIDE AND GENERAL

communal gardens; one allocated parking space.

### LEASE DETAILS:

#### TENURE:

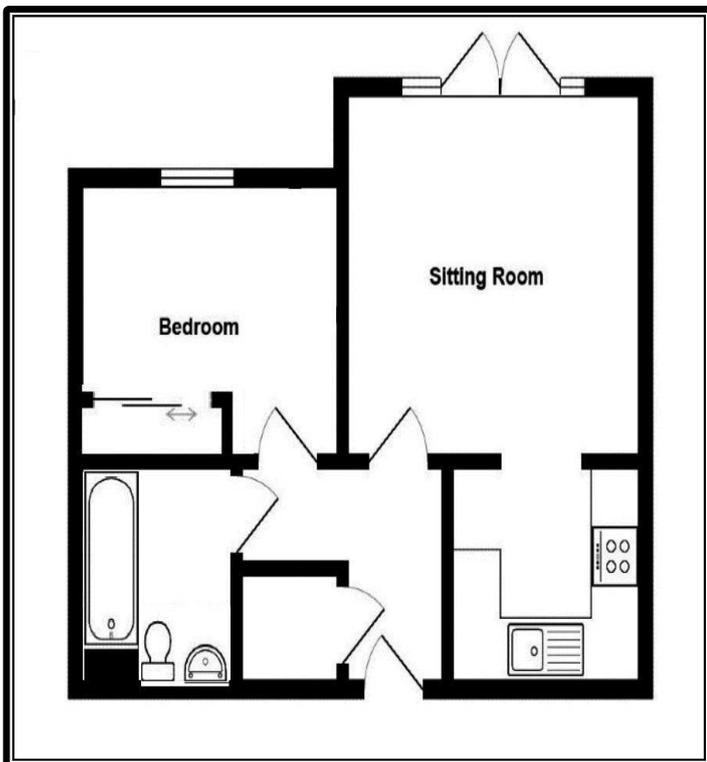
It is understood that there is approximately 106 years remaining on the lease.

#### SERVICE CHARGE:

We are given to understand that this is currently levied at £1299.07 per annum.

**GROUND RENT: £200.00 p.a.**

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.