



36 Carlingford Court, Victoria Drive, Bognor Regis PO21 2EN  
£170,000 Leasehold



2 Bedrooms



1 Bathroom



1 Reception Room



## Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Bathroom With Shower Over Bath
- Garage And Residents Parking
- Long Lease Remaining
- Gas Fired Central Heating
- Suitable For First Time Buyers Or Investment

## EPC Rating

Current = C

Potential = C

## Council Tax Band

Band = B

## Tenure - Leasehold

Years Remaining: 151 Years

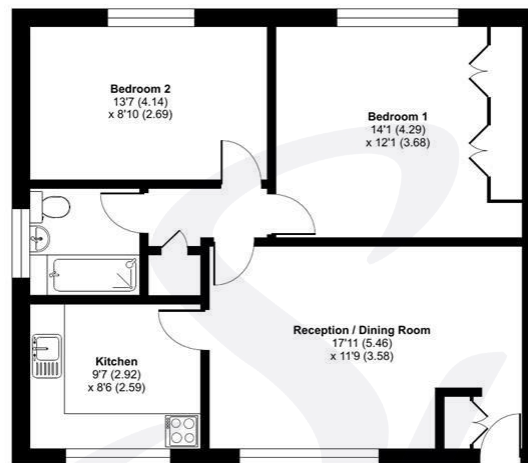
Ground Rent: Approx £100 Per Annum

Service Charge: £1,196 Per Annum



Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



SECOND FLOOR





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.