



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£175,000 Leasehold

33 Ravens Way
Bognor Regis, PO22 9EF

www.maysagents.co.uk



Sometimes a property stands out from the crowd for a variety of reasons. In the case of this PURPOSE BUILT FIRST FLOOR FLAT, the balance of a 150 year lease is certainly one of them. This, together with its practical layout, gas fired central heating and uPVC framed double glazing, combine to create a property that may suit a first time buyer, or perhaps the private investor looking for an income. The accommodation includes a living room, separate kitchen, bedroom and bathroom, and is certainly worthy of an internal inspection. Contact **May's** for an appointment to view.

ACCOMMODATION

uPVC double glazed door to stairwell:

F.F. LANDING:

trap hatch to roof space with ladder and part boarding; door to:

LIVING ROOM: 17' 5" x 11' 9" (5.30m x 3.58m)
radiator; T.V. aerial point; storage cupboard; opening to:

KITCHEN: 13' 2" x 5' 5" (4.01m x 1.65m)



(maximum measurements over units) range of floor standing drawer and cupboards units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; electric oven; four burner gas hob with cooker hood over; space and plumbing for washing machine; cupboard housing gas fired combination boiler.

BEDROOM: 12' 0" x 9' 2" (3.65m x 2.79m)
radiator; T.V. aerial point.

BATHROOM:

fully tiled walls; matching suite comprising of "P" shaped bath with mixer tap and independent shower above; pedestal wash hand basin; close coupled W.C.; ladder style heated towel rail; extractor fan.

OUTSIDE AND GENERAL

PARKING:

Allocated parking space; bin store (possibility to convert to a garage subject to the necessary consents)

LEASE DETAILS:

Balance of 150 year lease from 2014. No service charge or maintenance. Building insurance is required on an individual basis.

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.