



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

**£160,000 Leasehold**

**33 Ravens Way**  
**Bognor Regis, PO22 9EF**

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



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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.