



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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

£165,000 Leasehold

**Flat 3 Woodacre Court 3 Neville Road
Bognor Regis, PO22 8BW**

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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Built in the late 1980's, this **PURPOSE BUILT GROUND FLOOR FLAT** could appeal to a variety of purchasers. From first time buyers, through investors to perhaps someone looking for a weekend bolt-hole near the sea-side, or even somewhere for the later years. Whoever the buyer proves to be, they will soon find the underpass providing access to Bognor Town centre and railway station, the joys of Hotham Park and of course the Beach. Offered for sale with the benefit of an **extended lease**, this flat needs to be viewed to appreciate what it has to offer. For an appointment to view contact **May's** - after all you can't see anything from the outside

ACCOMMODATION

communal entrance hall door to:

HALLWAY:

telephone entrance system; door to:

LIVING ROOM: 13' 5" x 10' 10" (4.09m x 3.30m)
(plus bay); T.V. aerial point; telephone point; opening to:

KITCHEN: 8' 1" x 6' 1" (2.46m x 1.85m)
(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; space and plumbing for washing machine; further appliance space.

BEDROOM 1: 9' 10" x 9' 0" (2.99m x 2.74m)
fitted double wardrobe.

BEDROOM 2: 8' 5" x 6' 4" (2.56m x 1.93m)

BATHROOM:

part tiled walls; close coupled W.C.; pedestal wash hand basin; shower cubicle with glazed screen and Mira electric shower; cupboard housing hot water cylinder.

PARKING:

allocated parking space; visitors parking.

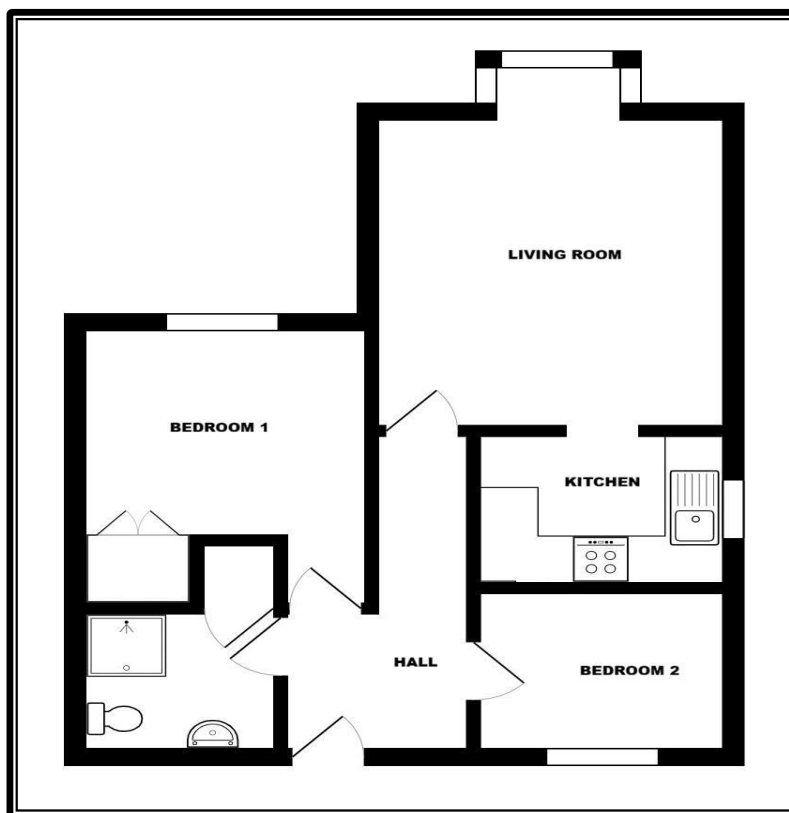
LEASE DETAILS:

Tenure: It is understood that there is approximately 177 years remaining

Service Charge: £1200.00 PA

Ground Rent: £125.00 PA

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.