



37a Canada Grove, Bognor Regis PO21 1DW

£180,000 Leasehold



2 Bedrooms



1 Bathroom



1 Reception Rooms

Sw

Sims Williams

Key Features

- Spacious First Floor Apartment
- Central Location
- Large Open Plan Lounge Diner
- Feature Bay Fronted Window & High Ceilings
- Modern Fitted Kitchen
- Two Double Bedrooms
- Contemporary Style Shower Room
- Private Rear Garden With A Shed For Storage & Paved Seating Area
- Gas Central Heating
- End Of Chain

EPC Rating

Current = D

Potential = C

Council Tax Band

Band = B

Tenure - Leasehold

Length of Lease: Until 2141

Years Remaining: 116

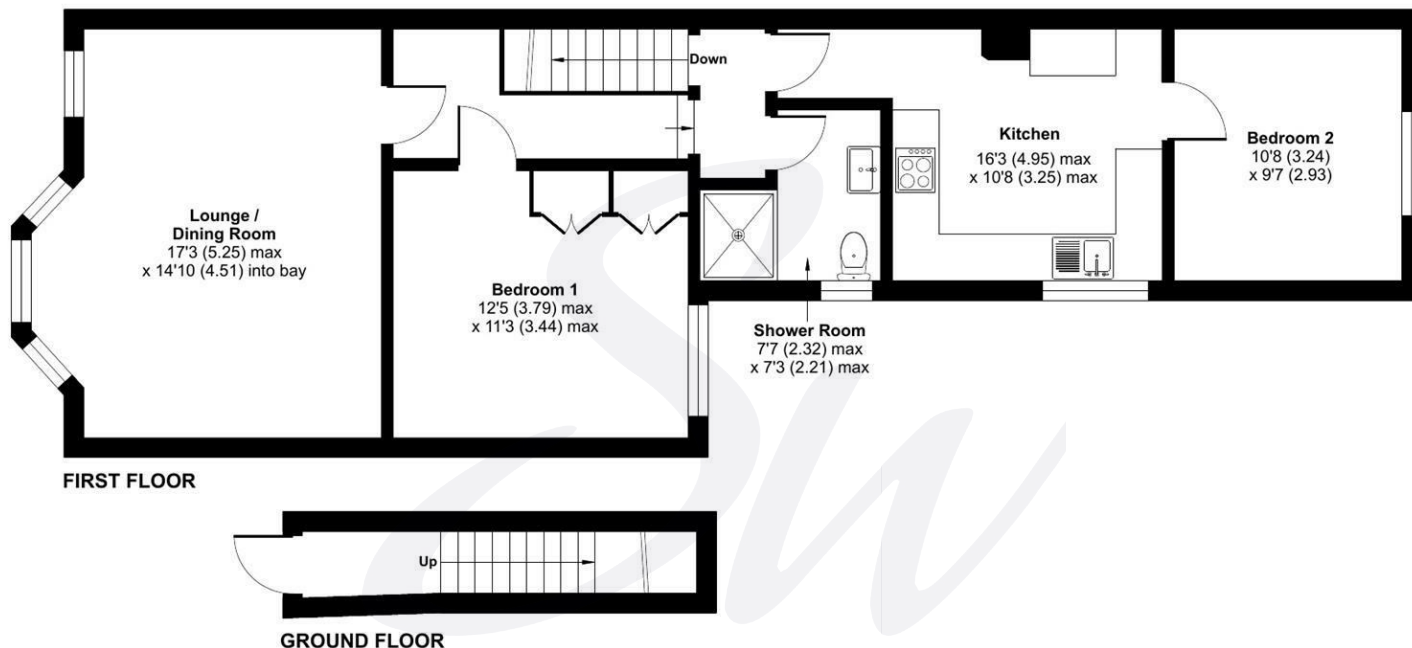
Ground Rent: £250

Service Charge: As & when basis



Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1361738





simswilliams.co.uk

CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
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.