



37a Canada Grove, Bognor Regis PO21 1DW

£180,000 Leasehold



2 Bedrooms



1 Bathroom



1 Reception Rooms



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

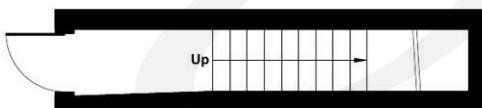
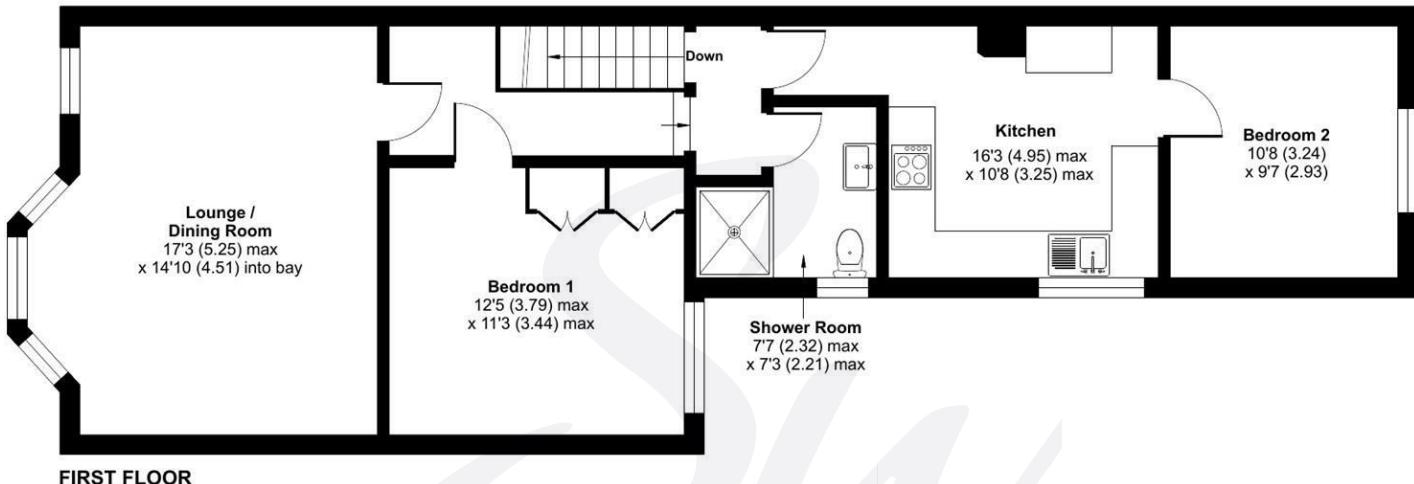
Ground Rent: £250

Service Charge: As & when basis



Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR



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





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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.