



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£125,000 Share of Freehold**

**1 Eagle House Norfolk Square  
 , Bognor Regis, PO21 2DJ**

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



At some point in our property buying lifetime, we all have to step onto the ladder. In this world of ever increasing prices, it has become ever more difficult to take this step, but perhaps this property could be that starting point. Or is this the ideal property for you to downsize to, a bolthole while you enjoy the next chapter of your journey?

This **1 BEDROOM GROUND FLOOR FLAT** offers bright accommodation with the benefit of gas fired central heating and uPVC framed Double Glazing & **allocated parking**. Located within 100 yards of the Aldwick Road shopping area, the Beach lies a further 250 yards beyond. Bognor Regis town centre with the main line railway station and other associated amenities, lies approximately 1/2 a mile away. So if these features appeal to you, why not telephone **May's** for an appointment to view - this could be the start of the climb

## ACCOMMODATION

communal entrance hall, door to:

### ENTRANCE HALL:

telephone entry system; telephone point; radiator; meter cupboard; glazed door to:

**LIVING ROOM:** 14' 7" x 10' 0" (4.44m x 3.05m)  
dual aspect room; T.V. aerial point; radiator; gas fire (not tested); door to:

**KITCHEN:** 10' 5" x 4' 0" (3.17m x 1.22m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; tiled splash back; stainless steel sink; four burner gas hob with filter hood over; space and plumbing for washing machine; further appliance space; radiator.

**BEDROOM:** 10' 4" x 8' 8" (3.15m x 2.64m)  
shelved cupboard housing gas fired boiler (not tested); further cupboard with hanging rail; airing cupboard housing lagged hot water cylinder; radiator.

### SEPARATE W.C.:

low level W.C..

### BATHROOM:

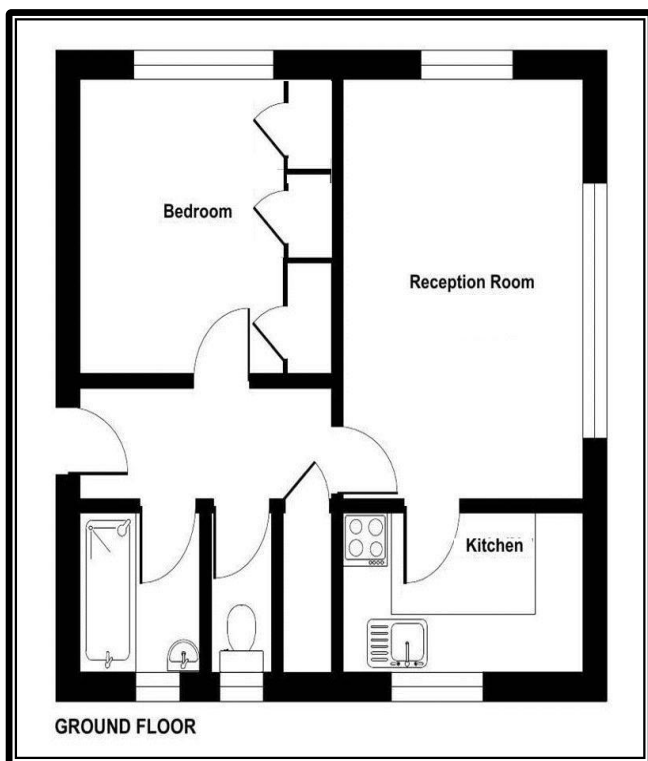
matching suite comprising panelled bath with mixer tap and hand held shower attachment; pedestal wash hand basin; radiator.

## OUTSIDE AND GENERAL

### ALLOCATED PARKING:

### LEASE DETAILS:

**TENURE:** It is understood that there some 942 years remaining on the 1000 year lease. **SERVICE CHARGE:** It is understood that this was levied at £950.00 pa to the year ended 31st December 2026. **GROUND RENT:** £20.00 pa.



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.