



23A Orchard Way, Bognor Regis PO22 9HJ

£190,000 Leasehold



3 Bedrooms



2 Bathroom



2 Reception Rooms



## Key Features

- First Floor Maisonette With Loft Conversion
- Three Bedrooms
- Dining Room
- Modern Kitchen
- Sitting Room
- Second Floor Cloakroom
- Family Bathroom
- Large Private Garden
- Good Condition Throughout

## EPC Rating

Current = C

Potential = C

## Council Tax Band

Band = B

## Tenure - Leasehold

Length of Lease: 999 years

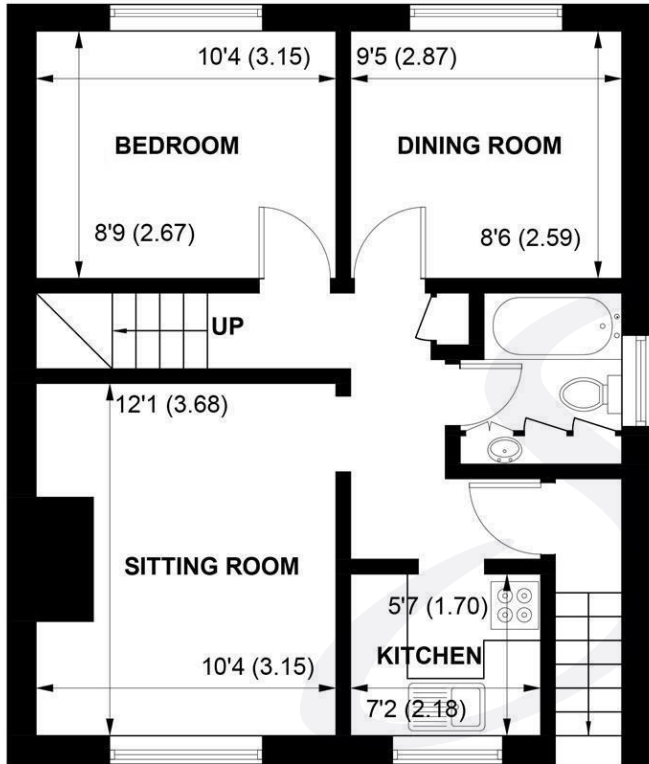
Years Remaining: 911 years

Ground Rent: £100 p.a


Maintenance Charge/Buildings

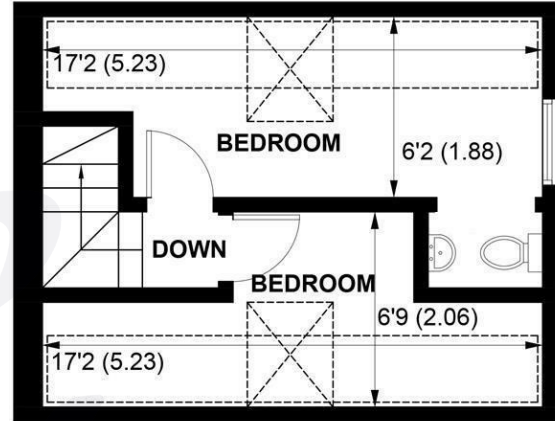
Insurance: £194.87 P.a





**FIRST FLOOR**

 = Reduced headroom below 1.5m / 5'0



**SECOND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 695 SQ FT / 64.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

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#### ARUNDEL

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#### BOGNOR REGIS

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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.