



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**Flat 6, 33-35 Bassett Road, Bognor Regis, PO21 2JH**

# Flat 6, 33-35 Bassett Road Bognor Regis, PO21 2JH

Guide Price £139,950

Situated on the first floor and offered with a share of the freehold, this one bedroom flat provides a compact yet practical home in a convenient location.

Accessed via a communal entrance and stairs leading to the first floor, the flat opens into a sitting room of a useful size. This reception space is well suited to everyday living and can comfortably accommodate seating and occasional furniture.

From the hallway, a separate kitchen is fitted with a range of wall and base units, roll top work surfaces, an inset sink and drainer. A freestanding electric cooker is included, with space provided for an under- counter fridge freezer. The kitchen offers a functional and practical cooking area.

A good sized double bedroom lies off the hallway, easily accommodating a double bed and wardrobes while providing a quiet and private retreat.

The bathroom features a clean white suite with a bath and shower over, together with a wash basin and WC. Plumbing and space for a washing machine are provided in the bathroom, and the current washing machine will remain in situ.

The property benefits from electric heating throughout. A significant advantage is the dedicated parking space on the rear driveway, offering convenient off road parking, a particularly useful feature in this area.



Offered with a share of the freehold, this first floor flat represents a practical opportunity for first time buyers, young professionals or investors seeking an affordable and low maintenance home.

**Tenure** Share of Freehold | **Council Tax** Band A | **EPC** D

Connected to mains water, electricity & drainage. Electric heaters.

**Tenure**

Share of freehold with remainder of 999 year lease. Service charges administered by Stride Management 01243 813760.

**Staff Ownership Disclosure**

This property is owned by a member of staff at Astons of Sussex.

All enquiries, viewings and negotiations will be handled transparently and in accordance with standard industry procedures and regulatory requirements.

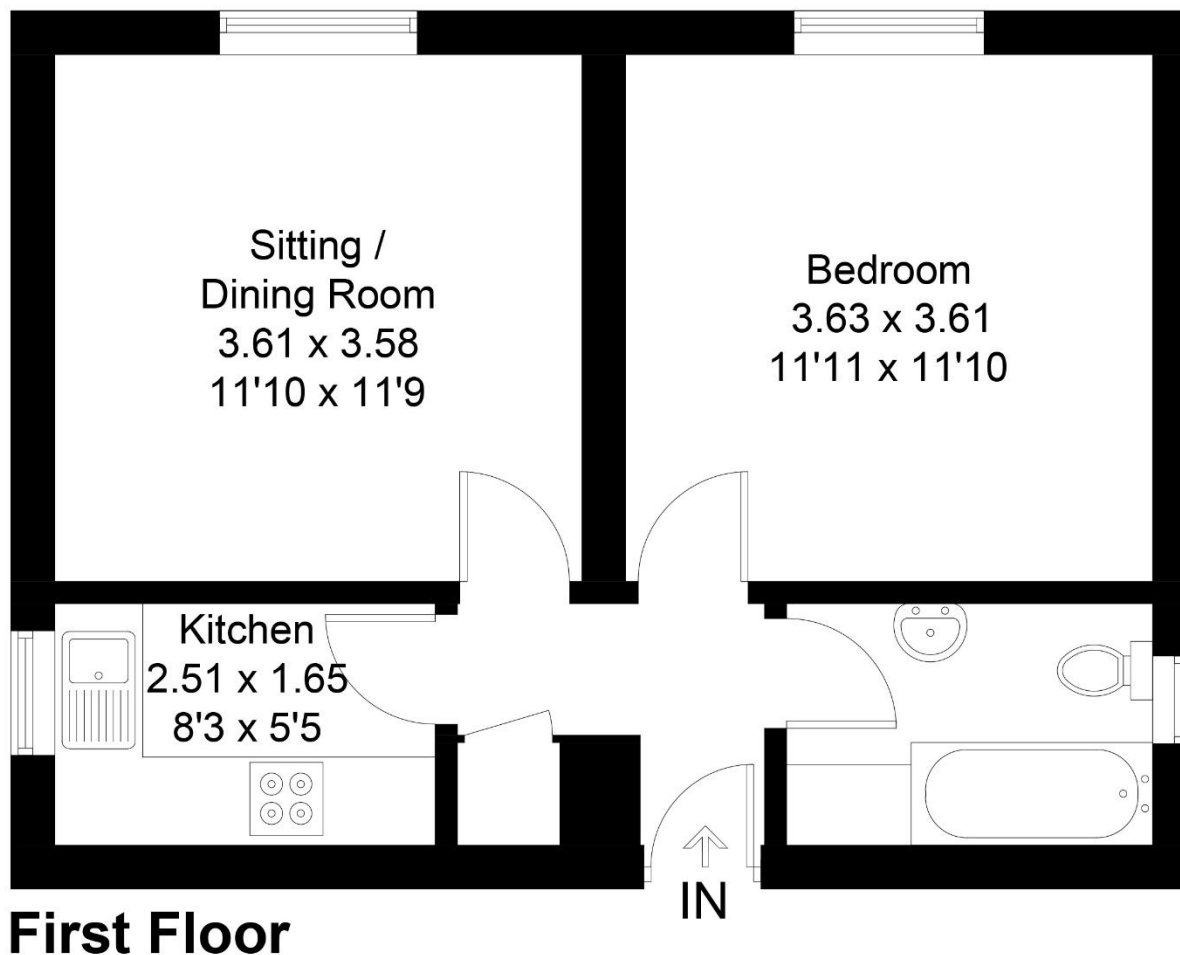


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Produced for Astons of Sussex

## Flat 6, 33-35 Bassett Road, PO21 2JH

Approximate Gross Internal Area  
40.6 sq m / 437 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



1 New Parade, East Wittering, West Sussex, PO20 8EA

01243 670765

[sales@astonsofsussex.co.uk](mailto:sales@astonsofsussex.co.uk) | [www.astonsofsussex.co.uk](http://www.astonsofsussex.co.uk)

Astons of Sussex for themselves and the VENDORS or Lessors of this property, whose agents they are, give notice that 1) these particulars are produced in good faith, are set out as a guide only and do not constitute any part of a contract. 2) No person in the employment of Astons of Sussex has any authority to make or give representation or warranty in respect of this property. 3) Photographs may include lifestyle shots and local views. There may also be photographs including chattels not included in the sale of the property. 4) Measurements given are approximate and should not be relied upon and are for guidance only. Company No: 4647991