



23A Orchard Way, Bognor Regis PO22 9HJ

£197,500 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

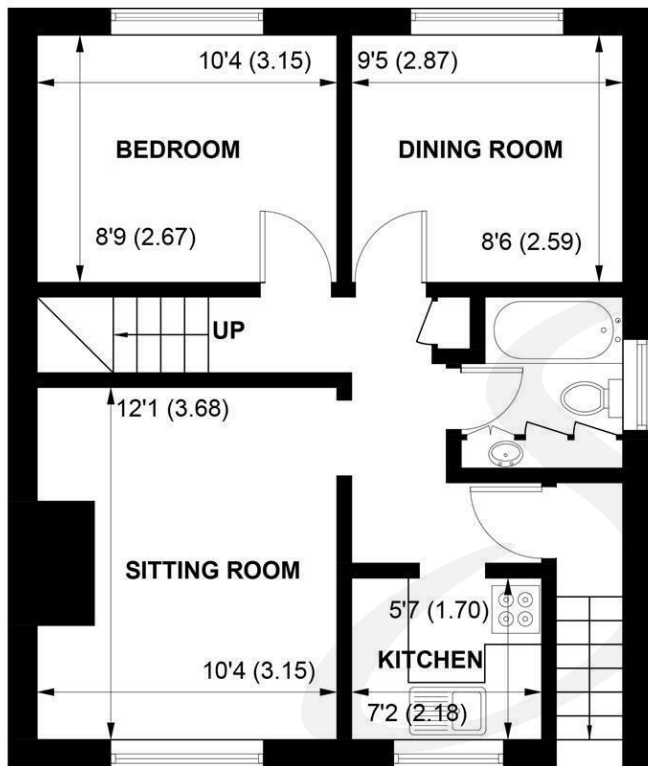
Years Remaining: 911 years

Ground Rent: £100 p.a

Maintenance Charge/Buildings

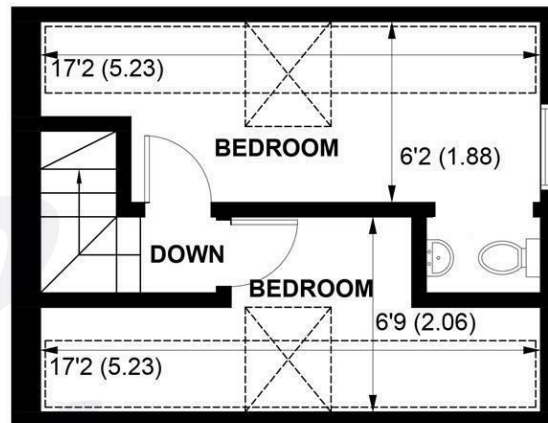
Insurance: £194.87 P.a





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 ©

Produced for Sims Williams



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.