



Bell & Blake
SALES & LETTINGS

Flat 1, St Marys Court, Glamis Street, Bognor Regis, West Sussex PO21 1DH

Asking Price £125,000

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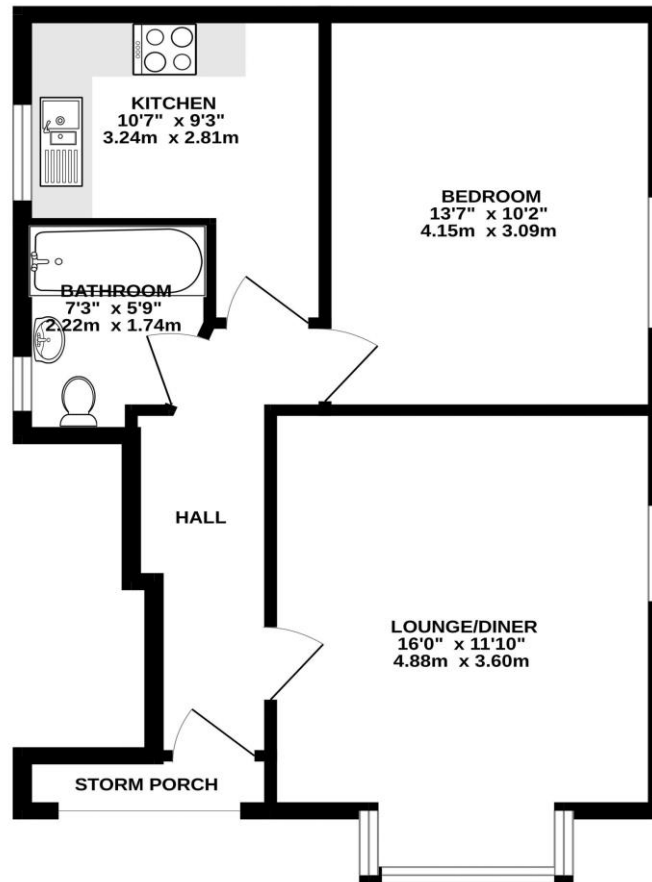
- › Spacious ground floor flat
- › Private entrance
- › Residents parking to the rear
- › Double glazed and Gas fired central heating
- › Communal gardens
- › Bay fronted lounge diner
- › Conveniently located with beach, town centre, train station and Hotham park just a short walk away
- › No forward chain

This spacious ground floor flat boasts it's own private entrance, residents parking to the rear, communal gardens, shed, bay fronted lounge diner, double bedroom, fitted kitchen, modern bathroom, double glazing and gas fired central heating via radiators. The property is conveniently located with the seafront, town centre, Hotham park and train station all just a short walk away. NO FORWARD CHAIN

Council Tax Band: B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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		