

**Flat 3, 283 - 285 Chichester Road, Bognor Regis, PO21 5AH**



- One Bedroom Apartment
- Long Lease & Share of Freehold
- Chain Free
- New Kitchen & Bathroom
- Gas Fired Central Heating
- Double Glazing

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**TEL: 01243 861344**



## What the agent says... “ ”

A newly refurbished one-bedroom ground floor apartment with off road parking, patio garden and with the addition of a chain free purchase and newly laid flooring and carpets.

Built by a local builder to a high standard, the apartment comprises of a private entrance, fitted kitchen, living room, bedroom, bathroom, patio and parking space.

## Accommodation

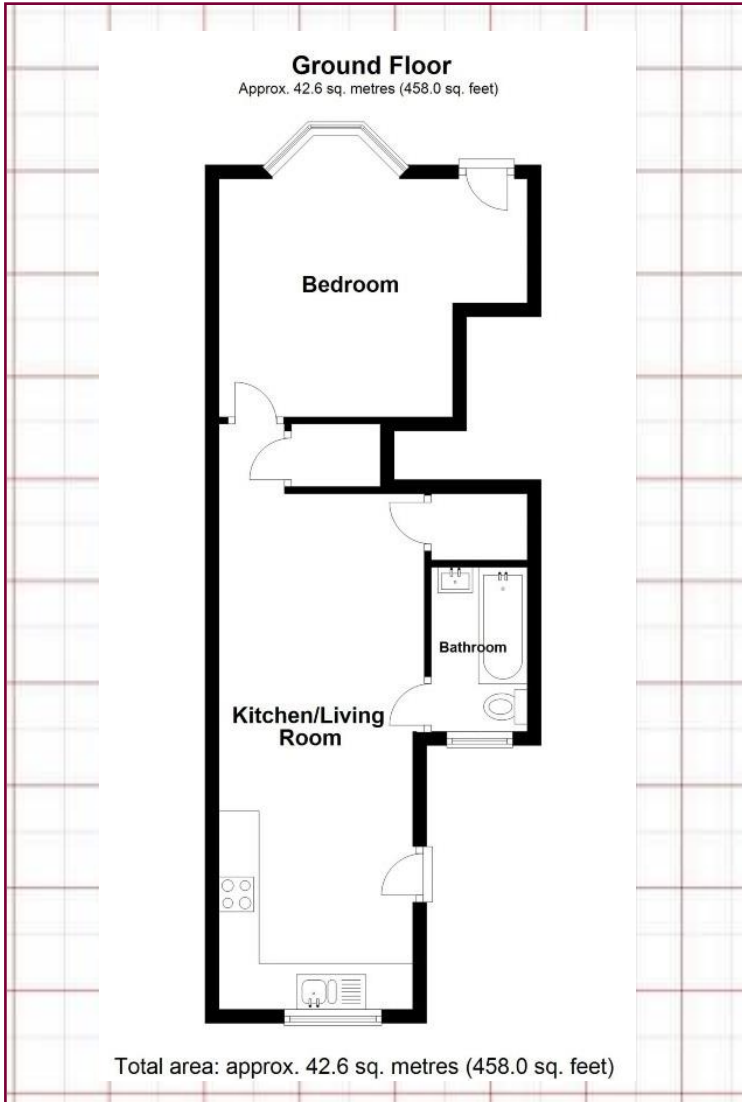
Living Room / Kitchen 7.41m x 2.79m (24'3" x 9'1")

Bedroom 3.42m x 4.42m (11'2" x 14'6")

Bathroom 2.37m x 1.33m (7'9" x 4'4")

Lease Information: The seller informs us that the property will include a 25% share of the freehold, the lease is 999 years and the ground rent and service charges are to be confirmed. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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### IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

