

Asking Price £180,000 Leasehold

# 20 Regis Court High Street, Bognor Regis, PO21 1HZ



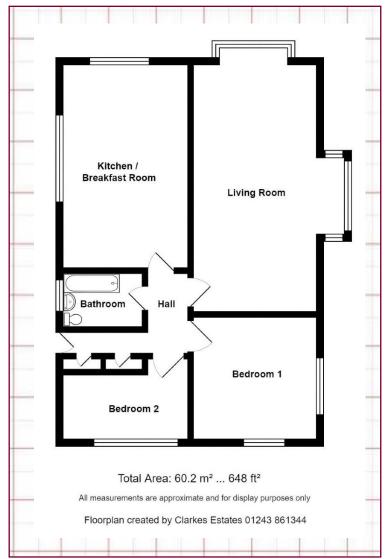


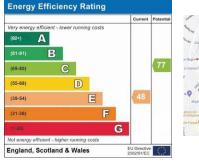
- Purpose Built Apartment
- Close to Seafront & Town Centre
- Living Room with Balcony
- Modern Fitted Kitchen
- Two Bedrooms
- Allocated Covered Parking

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## What the agent says... 66 11

A splendid purpose-built apartment located in Bognor Regis at the east end of the High Street with its wealth of amenities. Hotham Park is very close by and it is just a short stroll to the beach.

This third-floor apartment has a lift and a staircase leading to the private entrance. The accommodation comprises hall, dual aspect living room with a balcony and westerly facing aspect, dual aspect kitchen/diner, dual aspect main bedroom, second bedroom, bathroom/WC and allocated covered parking.

Additional benefits include double glazing, UPVC balcony doors, electric heating and modern fitted kitchen with Bosch appliances.

### Accommodation

Living Room - 5.02m x 3.39m (16'5" x 11'1") Kitchen - 3.59m x 2.75m (11'9" x 9'0") Bedroom 1 - 3.53m x 3.36m (11'6" x 11'0") Bedroom 2 - 2.76m x 2.26m (9'0" x 7'4") Bathroom - 1.76m x 1.95m (5'9" x 6'4") Lease Information: The seller informs us that there are 981 years remaining on the lease (999 years from 25/03/06), the ground rent is XX (TBC) and the current maintenance charge is £377 per month. 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.

#### Material Information:

Council Tax: Arun District Council Band B Property Type: Purpose Built Third Floor Flat Property Construction: Standard Electricity, Water, Drainage Supply: Mains Heating: Electric

Broadband Type: On 15/08/2024 the Ofcom Website https://checker.ofcom.org.uk/en-gb/broadbandcoverage shows the area has Standard & Superfast available.

Mobile Signal/Coverage: On 15/08/2024 the Ofcom Website https://checker.ofcom.org.uk/ shows EE & Three Indoor as LIKELY, O2 and Vodafone Indoor as LIMITED and EE, Three, O2 and Vodafone Outdoor as LIKELY.

Parking: Car Port

The Property

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