

8 Cheshire Close, Bognor Regis, PO21 1YA



- **Ground Floor Apartment**
- **New Kitchen & Bathroom**
- **Allocated Parking Space**
- **Vacant Possession**
- **Share of Freehold**
- **Close to Town Centre**



What the agent says... “ ”

A wonderful one-bedroom ground floor apartment benefitting from a modernisation programme including a new kitchen and bathroom, freshly laid carpets, new fixtures and painted throughout. Further benefits include double glazing, electric heating, patio doors to the outside area, allocated parking and vacant possession. The accommodation comprises a communal entrance hall, private entrance lobby, living room, kitchen, bedroom and bathroom with WC.

In our opinion this is a perfect starter home with low maintenance fees and a long lease.

Accommodation

Entrance Hall - 1.86m x 1.81m (6'1" x 5'11")

Living Room - 4.35m x 3.53m (14'3" x 11'6")

Kitchen - 3.38m x 1.78m (11'1" x 5'10")

Bedroom - 3.68m x 2.93m (12'0" x 9'7")

Bathroom - 1.98m x 1.67m (6'5" x 5'5")

Lease Information: The seller informs us that the freehold is shared, there are 969 years remaining on the lease, a peppercorn ground rent and the current maintenance charge is £960.00 pa. 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 A

Property Type: Purpose Built Ground Floor Flat

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

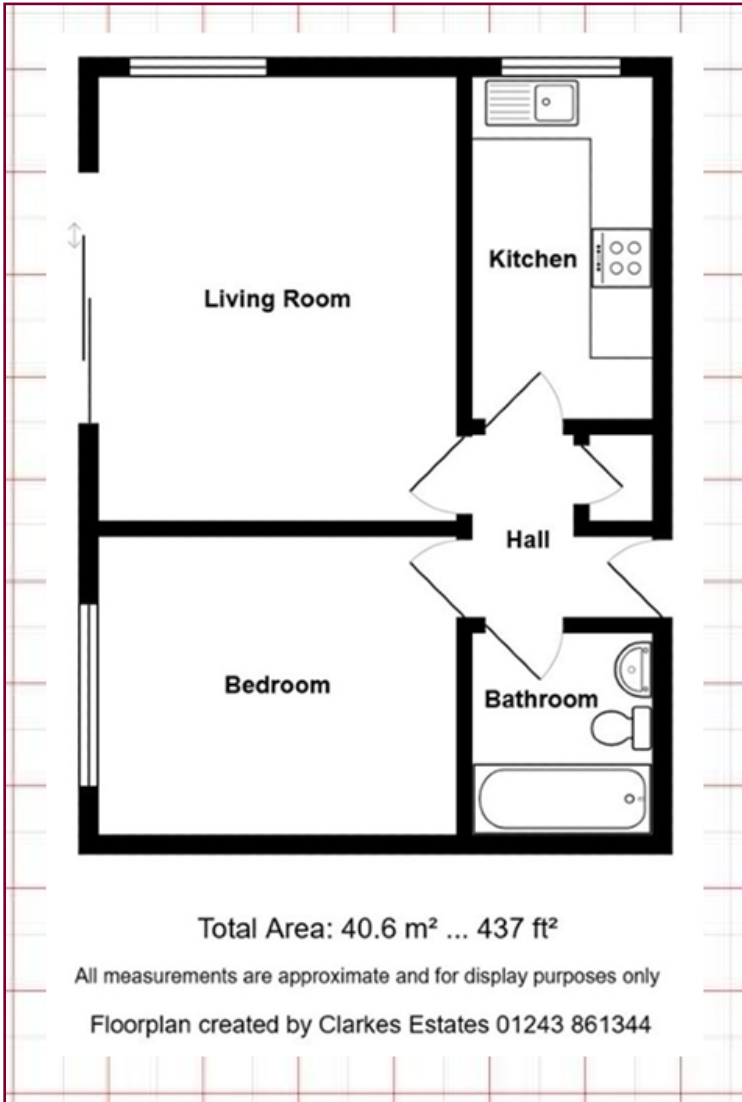
Heating: Electric

Parking: Allocated Parking Space

On 21/11/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	16 mbps	1.0 mbps
Superfast	✓	70 mbps	20 mbps
Ultrafast	X		
Mobile	Indoor		Outdoor
	Voice	Data	Voice Data
EE	Limited	Limited	Likely Likely
Three	Likely	Likely	Likely Likely
O2	Likely	Likely	Likely Likely
Vodafone	Likely	Likely	Likely Likely

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**EPC Graph
to go here**



IMPORTANT NOTICE

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