

3 Southdown Court, Bersted Street, Bognor Regis, PO22 9QZ



- **Large Ground Floor Apartment**
- **Two Bedrooms**
- **Ensuite to Main Bedroom**
- **Modern Kitchen & Bathroom**
- **Allocated Parking**
- **Chain Free**

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TEL: 01243 861344



What the agent says... “ ”

A spacious ground floor apartment in a popular location close to retail outlets and bus routes connecting locally and to other towns and cities along the south coast.

The accommodation comprises a private entrance hall, large lounge with access to the communal gardens via double glazed patio doors, modern fitted kitchen, main bedroom with ensuite shower room, a second bedroom, bathroom and allocated parking space.



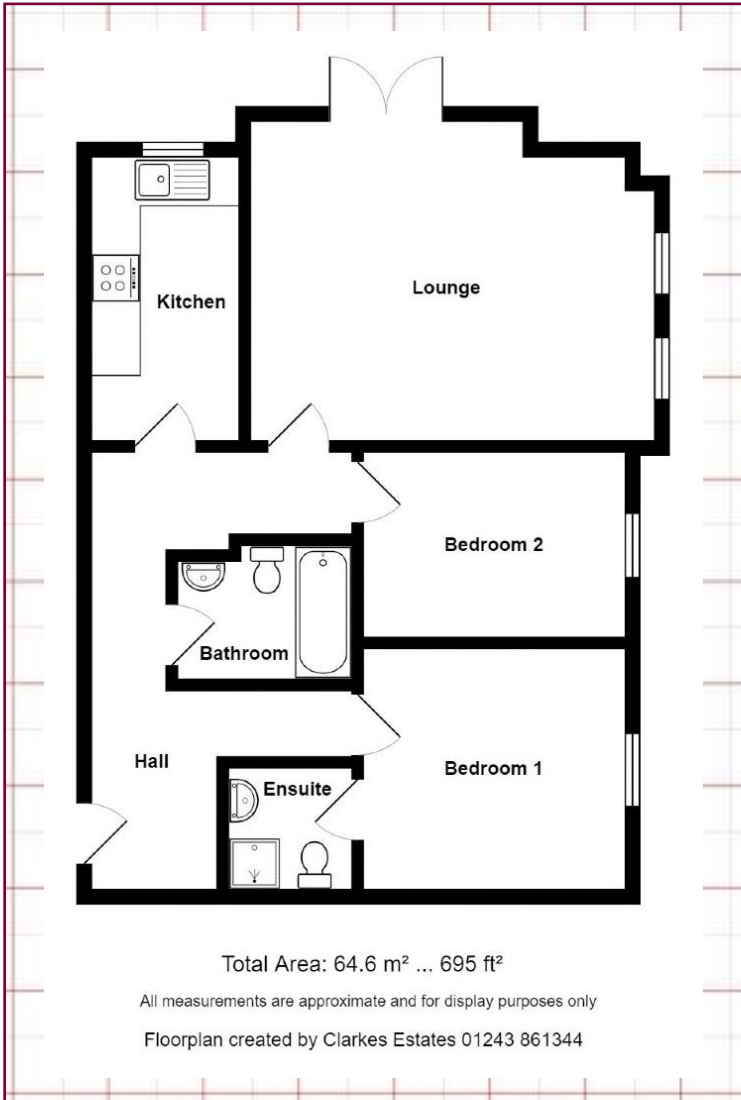
Accommodation

Lounge - 5.06m x 3.99m (16'7" x 13'1")
 Kitchen - 3.56m x 1.84m (11'8" x 6'0")
 Bedroom 1 - 3.24m x 3.02m (10'7" x 9'10")
 Ensuite - 1.52m x 1.49m (4'11" x 4'10")
 Bedroom 2 - 3.29m x 2.31m (10'9" x 7'6")
 Bathroom - 2.15m x 1.69m (7'0" x 5'6")

Lease Information: The seller informs us that there are 104 years remaining on the lease (125 years from June 2003), the ground rent is £25 pa, the current maintenance charge is £1100 pa and the current buildings insurance is £105.87 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.

Council Tax Band: B

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



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.

