

Flat 1, 20 Argyle Road, Bognor Regis, PO21 1DY



- **Ground Floor Flat**
- **Private Rear Garden**
- **One Bedroom**
- **Close to Town Centre & Beach**
- **Low Outgoings**
- **Investment Opportunity**



What the agent says... “ ”

A rarely available one-bedroom ground floor garden flat in the centre of Bognor Regis. This apartment is ideal for a first-time buyer or investment buyer as outgoings are low. Located within easy walking distance of the town centre and train station. The beach is also close by for those dog walkers and exercise fans. The owner is happy to vacate giving the added benefit of a chain free purchase.

The accommodation comprises living room, inner hall, bedroom, kitchen, bathroom and private rear garden.

Transport links via bus and train services are easily accessible connecting the property to shopping outlets and other towns along the south coast.

Accommodation

Living Room - 4.51m x 3.39m (14'9" x 11'1")
 Bedroom - 3.72m x 3.39m (12'2" x 11'1")
 Kitchen - 4.31m x 2.73m (14'1" x 8'11")
 Bathroom - 2.7m x 1.95m (8'10" x 6'4")
 Private Garden

Lease Information: The seller informs us that there are 134 years remaining on the lease, the ground rent is £100.00 pa and the maintenance charge is split 50/50 with the other flat. 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

Broadband	Availability	Max Down	Max Up
Standard	✓	16 mbps	1.0mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	220 mbps

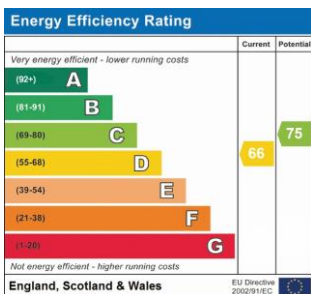
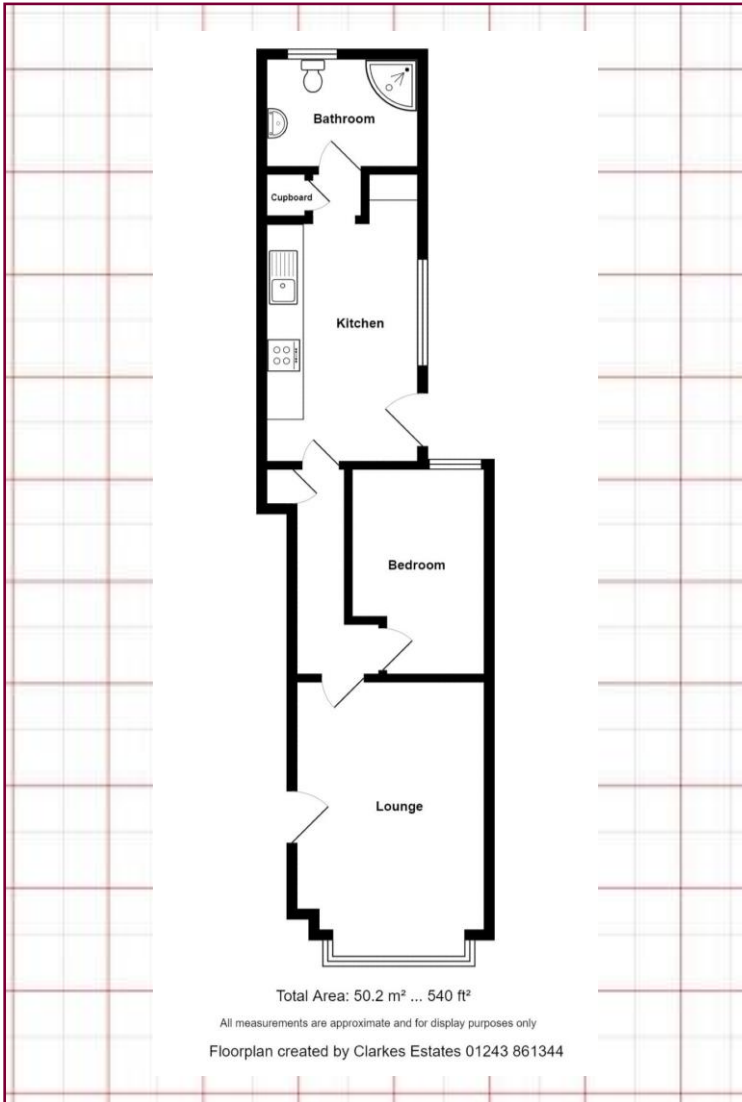
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

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IMPORTANT NOTICE

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