

# Offers in Excess of £200,000

1 Potters Way • Bognor Regis • West Sussex

## “First Floor Purpose Built Apartment”



- ❖ Immaculately Presented
- ❖ Close To Good Road Links & Local Amenities
- ❖ 2 Double Bedrooms
- ❖ Open Plan Lounge/Kitchen/Diner
- ❖ En-Suite Shower Room
- ❖ Family Bathroom
- ❖ Residents Allocated Parking
- ❖ Plenty Of Storage Space
- ❖ Secure Telephone Entry System

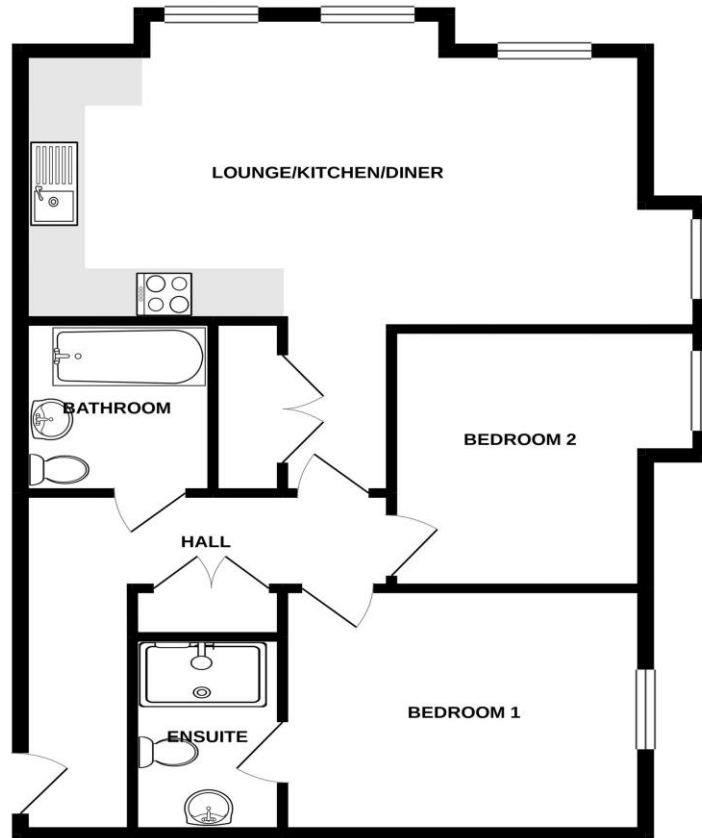
## About The Property

Immaculately presented first floor, modern apartment, situated within easy reach of local shops and amenities and close to good road links. The accommodation briefly comprises, two double Bedrooms with En-Suite Shower Room to Primary Bedroom, open plan Lounge/Kitchen/Diner and a family Bathroom. The apartment further benefits from, residents allocated parking and ample visitors parking, plenty of storage space and secure telephone entry system. An internal viewing is essential to appreciate all the property has to offer.




# Floorplan and EPC

GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

WHITE &  
BROOKS  
BOGNOR REGIS

# Room Details

**Communal Entrance**

**Private Entrance Door**

**Open Plan Lounge/Kitchen/Diner** 19' 8" x 24' 7" (6.0m x 7.49m)

**Bedroom 1** 10' 1" x 12' 9" (3.08m x 3.88m)

**En-Suite Shower Room**

**Bedroom 2** 10' 8" x 10' 10" (3.26m x 3.31m)

**Family Bathroom**

**Allocated Residents Parking**

**Visitors Parking**

