

**White &  
Brooks**

BOGNOR REGIS



**Flat 1, 108 Hawthorn Road, Bognor Regis,  
West Sussex, PO21 2BG**

**Asking Price: £195,000**

*Leasehold*



# Flat 1, 108 Hawthorn Road, Bognor Regis, West Sussex, PO21 2BG

Ground floor apartment, offered for sale with no onward chain and freehold ownership. The accommodation briefly comprises, entrance hall, two double bedrooms, living room, separate kitchen, bathroom and separate WC. The apartment further benefits from a private rear garden, private entrance door and an allocated parking space to the front. An internal viewing is essential to appreciate all the property has to offer.

The apartment is situated in a convenient location, close to Hawthorn Road shops, local schools, bus routes and amenities, including the Maywood Health Centre.

Bognor Regis town centre is nearby, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums, is approximately six miles. The A27 provides easy access across the Coast to Brighton to the East and Southampton to the West.

Council Tax Band: B

- Leasehold
- Ground Floor Apartment
- No Onward Chain
- 2 Double Bedrooms
- Living Room
- Separate Kitchen
- Private Rear Garden
- Allocated Parking Space
- Freehold Ownership







**Disclaimer**  
 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.  
 Company Registration Number: 1185689  
 Company Registered Address: TML House, 1A The Anchorage, Gosport, PO12 1LY

## White and Brooks - Bognor Regis

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Energy Efficiency Rating		EU Directive 2002/91/EC	
		England, Scotland & Wales	
		Not energy efficient - higher running costs	
		G	(1-20)
		F	(21-28)
		E	(39-54)
		D	(55-68)
		C	(69-80)
		B	(81-91)
		A	(92+)
		Very energy efficient - lower running costs	
Current	Potential	71	73