

**White &
Brooks**

BOGNOR REGIS



**43 Kyoto Court, Bognor Regis, West Sussex,
PO21 2UL**

Asking Price: £170,000

Leasehold

43 Kyoto Court, Bognor Regis, West Sussex, PO21 2UL

White & Brooks are pleased to offer for sale this ground floor one bedroom apartment, situated in this convenient location close to the Aldwick Road shops, bus routes and the seafront. The accommodation briefly comprises, spacious living/dining room, galley style kitchen, one double bedroom with a built in wardrobe and a bathroom. The property also has the benefit of a garage in a compound, visitors parking and is offered for sale with no onward chain. Early viewing is advised to appreciate all the property has to offer.

Bognor Regis town centre is nearby, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, is approximately six miles and the A27 provides easy access across the Coast to Brighton to the East and Southampton to the West.

Council Tax Band: A

- Leasehold
- No Onward Chain
- 1 Double Bedroom With Built In Wardrobe
- Living/Dining Room
- Separate Kitchen
- Bathroom
- Garage In Compound
- Visitors Parking

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 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+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	50
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

White and Brooks - Bognor Regis

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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.