

**White &
Brooks**

BOGNOR REGIS



**Flat 4, 6 Alexandra Terrace, Clarence Road,
Bognor Regis, West Sussex, PO21 1LA**

**Offers in excess of:
£185,000**

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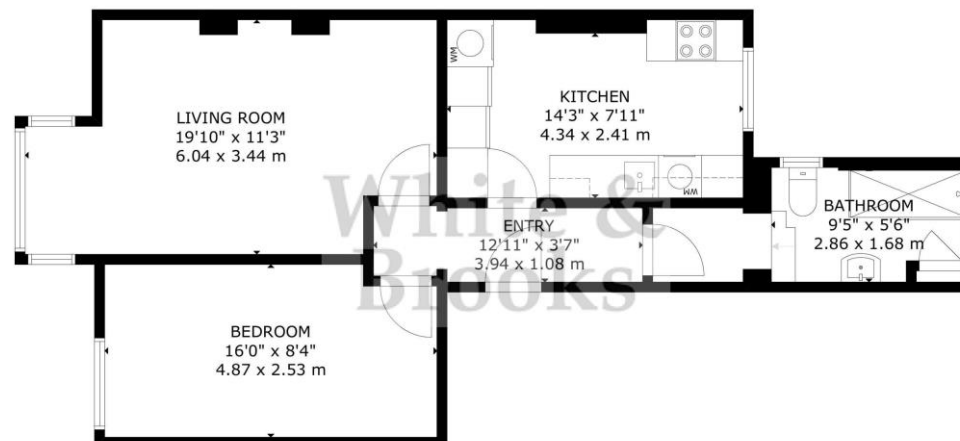
Recently renovated first floor apartment, situated in this convenient town centre location and offered for sale with no onward chain. The accommodation is well presented throughout and briefly comprises, entrance hall, one double bedroom, living room, separate kitchen and a bathroom. The apartment further benefits from sea views and a long lease. An internal viewing is essential to appreciate all the property has to offer.

Bognor Regis town centre, has a variety of local shops, cafes and restaurants, as well as a mainline Train Station to London Victoria. 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.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £49 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

Council Tax Band: A
Service Charge (per annum): £1,200.00

- Leasehold
- Recently Renovated First Floor Apartment
- No Onward Chain
- 1 Double Bedroom
- Living Room
- Separate Kitchen & Bathroom
- Long Lease



GROSS INTERNAL AREA
TOTAL 55 m² (593 sq ft)
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	46
(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

White and Brooks
70 Aldwick Road
Bognor Regis
PO21 2PE

T: 01243 870044

E: info@whiteandbrooks.co.uk

www.whiteandbrooks.co.uk

Company Registration Number: 1185689

Company Registered Address: TML House, 1A The Anchorage, Gosport, PO12 1LY

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.