



45A Annandale Avenue, Bognor Regis PO21 2ES

£250,000 Leasehold



2 Bedrooms



1 Bathroom



1 Reception Rooms

Sw

Sims Williams

Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Lounge/Diner
- Newly Fitted Kitchen With Integrated Appliances
- Modern Bathroom & Separate Toilet
- Refitted Roof Under 10 Years Ago
- Original Features
- Long Lease & Low Out Goings
- Convenient Location

EPC Rating

Current = D

Potential = C

Council Tax Band

Band = B

Tenure - Leasehold

Years Remaining: 945 years

Service Charge: On an as and when basis, 50/50 with ground floor





GROUND FLOOR FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 948 SQ FT / 88.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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simswilliams.co.uk

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.