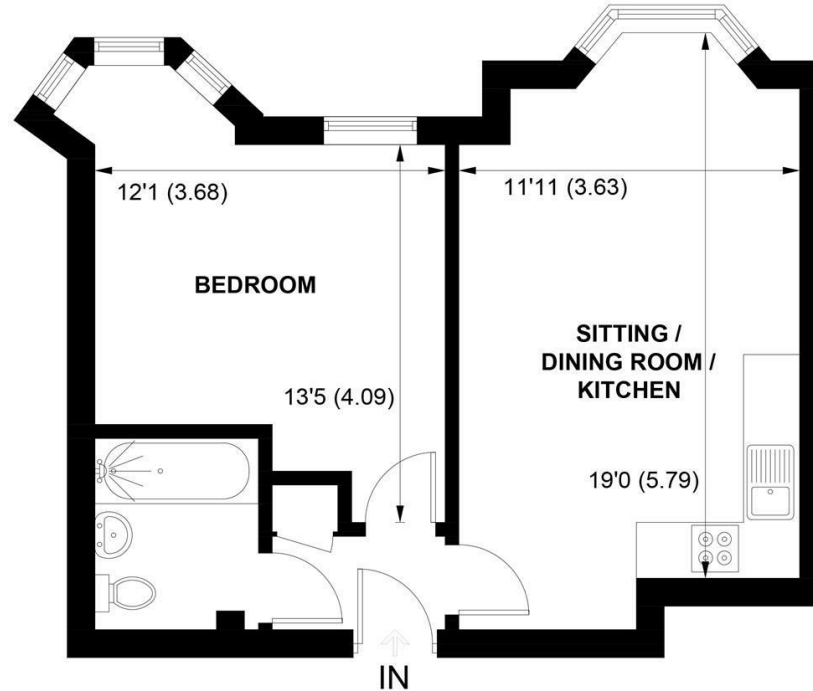




Sims Williams



FLAT 16, WILTON HOUSE, 37 WEST STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1FS



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 456 SQ FT / 42.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£145,000 Leasehold

FLAT 16, WILTON HOUSE, 37
WEST STREET
BOGNOR REGIS
WEST SUSSEX
PO21 1FS

- Second Floor Apartment
- Central Location
- Lift Access
- Modern Decor Throughout
- Kitchen Lounge Diner
- Bathroom
- Double Bedroom
- Views Towards The Sea
- Long Lease

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = B

A well presented apartment located on the second floor of a purpose built development, close to Bognor Regis town centre. The mainline train station links to London, Brighton and Portsmouth.

The seafront promenade is located 115 meters from the property and the town Centre just 800 meters, where there is an abundance of cafes and amusements.

The Cathedral City of Chichester is located 7 miles away which boasts popular cafes and restaurants as well as a popular shops.

The property is accessed via a secure phone system. Internally there is lift and stairs access to the second floor where you will find the apartment.

Internally, the property offers spacious and bright accommodation and has been modernised throughout.

The accommodation comprises; a sizable lounge which opens onto a modern fitted kitchen with space for whitegoods. The kitchen offers a range of base and eye level units. The boiler can be found in the kitchen.

The good sized double bedroom measures 12ft 1"X 13ft 5" offering ample space for both a super king bed and wardrobes.

Tenure

The Lease is 125 years from 1st of November 2004. Ground rent is £100 per year. The current service charge is £704.63 paid half yearly.

This property has undergone a 5 year schedule for major improvement works. We have been made aware that there is only one payment remaining which the current owner will cover. The contribution to the works is £690.47 which is paid half yearly. The works have included, internal and external redecoration, flat roof, windows and guttering.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Hotham Park head South along the High Street, at the mini roundabout, turn left onto Gloucester Road. Following the road round onto The Esplanade, pass Bognor Pier and take the second right onto West Street. The property can be found on the left hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

