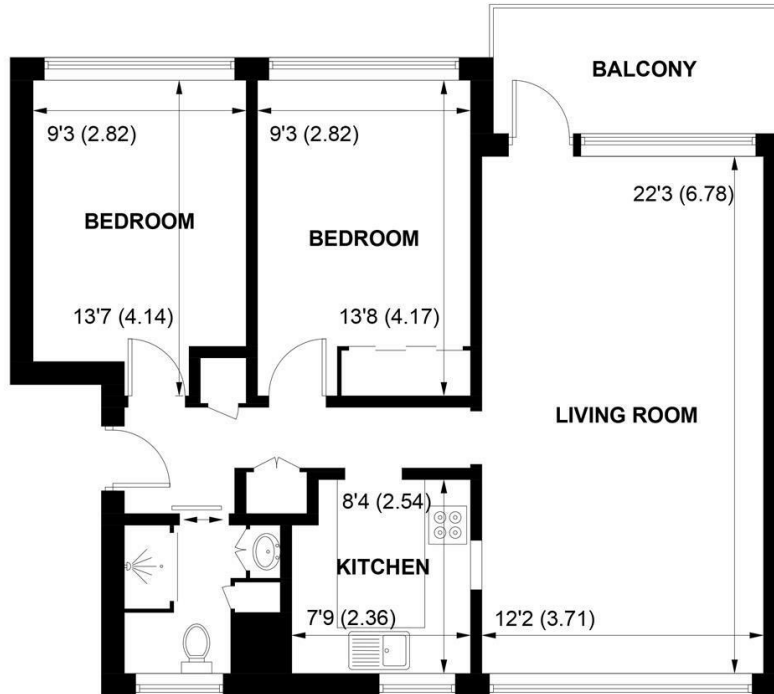




Sims Williams



7, THE HAWTHORNS, LINDEN ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2AS



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 715 SQ FT / 66.4 SQ M

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

# £170,000 Leasehold

7, THE HAWTHORNS, LINDEN ROAD,

BOGNOR REGIS,

WEST SUSSEX PO21 2AS

- Second Floor Apartment

- Two Double Bedrooms
- Lounge/Diner
- Shower Room
- Kitchen
- Balcony
- Ideal First Time Purchase
- Carport
- Long Lease

## EPC RATING

Current = E

Potential = D

## COUNCIL TAX BAND

Band = B

The Hawthorns is located just outside Bognor Regis town centre, close to the mainline train station, shopping High Street and ample further amenities. To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

Internally, the property offers spacious and versatile accommodation with most rooms being south facing. A particular benefit to the property is the south facing balcony.

There is a secure entry system to the communal areas and stairwell leading to the property. Upon entering there is a hallway with storage cupboards and doors to all principal rooms to your right, there is a modern white suite shower room and to your left is bedroom number two.

Furthermore, the master bedroom is a good size and has built-in storage. The kitchen has a range of base and eye

level units as well as space for white goods. The lounge/diner, is 23' in length and benefits from a dual aspect and door leading to the south facing balcony.

Outside the property, there is permit parking for visitors as well as an allocated carport for the property.

## Lease & Maintenance

We have been advised by the owner that there are 115 years remaining on the lease. The current ground rent is charged at £50 per annum and doubles every 25 years - next due 2038. The yearly service charge is £1600 and it's taken throughout four payments of £400 each.

## 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.



