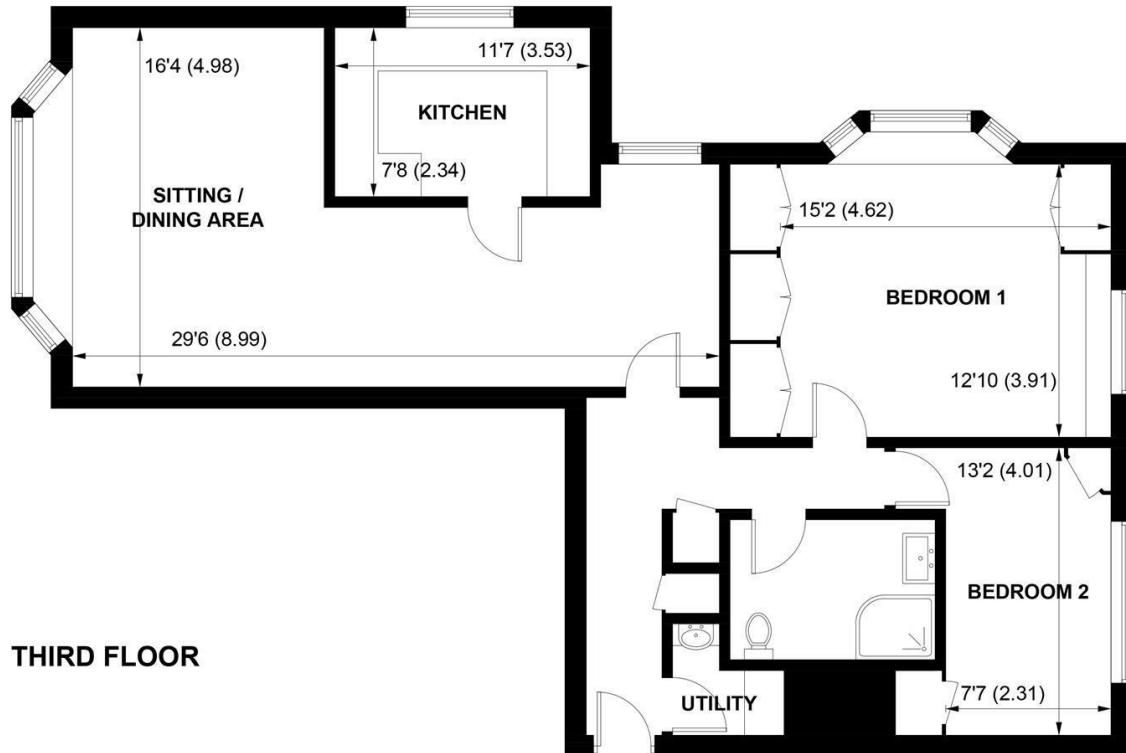




Sims Williams



22 KINGS COURT, THE ESPLANADE, BOGNOR REGIS, WEST SUSSEX, PO21 1NZ



BOGNOR REGIS OFFICE

46 High Street
Bognor Regis
PO21 1SP

Tel 01243 862626
bognor-regis@simswilliams.co.uk
simswilliams.co.uk

£250,000 Share of Freehold

22 KINGS COURT, THE ESPLANADE,
BOGNOR REGIS,
WEST SUSSEX, PO21 1NZ

- Top Floor Apartment
- Two Double Bedrooms
- Spacious Accommodation
- Lift Access
- West Facing Sea Views
- Seafront Location
- Utility Room
- Garage and Visitors Parking
- Share of Freehold

EPC RATING

Current = C

Potential = C

COUNCIL TAX BAND

Band = D

A bright and spacious two double bedroom, triple aspect top floor apartment situated in the popular Kings Court development directly on Bognor Regis seafront. The flat is located to the rear of the block with West facing lounge windows offering views over Bognor Regis town and the seafront. The property is on the third floor and is accessed via a lift or stairs.

Kings Court is situated in the heart of Bognor Regis which offers a range of shops, cafes and pubs. Chichester can be found 7 miles north west of the property and boasts a comprehensive shopping centre with high street shops, festival theatre and restaurants.

Internally the property offers a large lounge/dining room with the added benefit of a West facing bay with window seat. There is a separate kitchen with space for whitegoods. Further on, there is a spacious, modern shower room. Located near the shower room, is a utility room which has space for both a washing machine and tumble dryer (this was formerly a second WC and could be converted back if required).

Both double bedrooms benefit from ample built in storage facilities. The main bedroom has a bay window and measures 15/12, making the room bright and airy.

Further benefits throughout the flat include; double glazed windows and gas fired central heating from a Worcester combi-boiler.

There is a single garage with up and over door on site which can be seen from the apartment as well as visitors parking. Residents parking is also available on nearby roads at a charge of around £51 per annum (subject to availability).

Lease and Service Charge

The property is held on a long lease of approximately 984 years (999 years from June 2007) and the added benefit of a share of the Freehold. The service charge currently stands at £1123 half yearly which includes both water rates and building insurance. The residents association (KCRA) have appointed Hobdens Property Management to manage the block on their behalf.

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

Kings Court is situated on the Esplanade directly on Bognor seafront. From Bognor Pier head east along the seafront and Kings Court can be found on the left hand side before you reach Butlins.

