



### 3 bed apartment to buy in PO21

Aldwick Road, Bognor Regis, West Sussex,  
PO21 2NY

**£155,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ First and Second Floor Maisonette
- ✓ Three Bedrooms
- ✓ Utility Room with door to Cloakroom with WC
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This maisonette is a great opportunity for the next owner to put their own stamp on it because some updating is required. This spacious flat has its own entrance door plus a larger than average single garage with electrics. A viewing is thoroughly recommended to appreciate its convenient location and overall size. An added benefit is the great loft space, perfect for storage.

The accommodation briefly comprises, personal door and stairs to first floor landing, sitting/dining room with easterly sea glimpses down Aldwick Road, kitchen/breakfast room, utility room with door to lobby and giving access to a storage cupboard and cloakroom with WC, door to external stairs that give access to the garage compound. The second floor comprises three double bedrooms and generous bathroom with access to the loft area.

Tenure: Leasehold: We understand there is 189 year lease from 08/11/78

Maintenance Charge: We understand that the maintenance charge is payable as and when work is required.

Ground Rent: Peppercorn

Annual Insurance Premium: We understand the annual insurance premium is approximately £390

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 142

Price: Starting Bid £155,000

Property Type: Apartment

Parking: Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



## Aldwick Road, Bognor Regis

Approximate Area = 1368 sq ft / 127.1 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2024. Produced for Henry Adams. REF: 1194115

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Aldwick Road, Bognor Regis, West Sussex, PO21 2NY

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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