

2 bed flat to buy in PO21

Cranford Gardens, Bognor Regis, West Sussex, PO21 2EL

£85,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Off Street parking

Property features

- Second Floor Purpose Built Flat
- Two Double Bedrooms
- Fitted Kitchen
- Dual Aspect Living Room
- EPC Rating C

Key Information

- Council Tax: Band B
- 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

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This attractive two-bedroom flat offers a thoughtfully designed layout, perfect for modern living.

The property features a spacious and bright living area, enhanced by large windows that flood the room with natural light, and neutral décor provide a versatile backdrop for personalisation.

The kitchen is inviting and practical, with a large window, and generous countertop space - ideal for meal preparation. The wooden cabinetry adds a warm, traditional touch, balancing style and utility.

The two bedrooms are well-proportioned, and both enjoy abundant natural light, creating comfortable spaces for rest or work.

The flat also boasts a well-appointed bathroom, featuring vibrant blue tiling, a modern sink with built-in storage, and a convenient bath-tub, as well as a separate WC.

Additional features further enhance the appeal of this property. The entrance hallway is designed for practicality, with textured wallpaper, a large wall mirror to amplify natural light, and coat hooks for every-day convenience.

The communal areas maintain a sleek, minimalist aesthetic with tiled flooring, neutral walls, and decorative metalwork on the handrails, providing a sophisticated first impression. Residents benefit from access to landscaped communal garden, a perfect spot for relaxation and socialising.

The charming brick exterior, paired with large windows throughout the property, not only adds to the overall kerb appeal but also ensures that every space inside feels open and inviting.

Bedroom

2.81m x 2.26m

Bedroom

4.06m x 3.42m

Living Room

5.08m x 3.42m

Kitchen

2.83m x 2.35m

Bathroom

1.66m x 1.49m

WC

1.67m x 0.84m

Bognor Regis town centre is nearby, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums, is approximately six miles. Approximately 10 miles to the North West lies Goodwood with its' famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. The A27 provides easy access across the Coast to Brighton to the East and Southampton to the West.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 45

Annual Ground Rent Amount: £50.00

Price: Starting Bid £85,000

Property Type: Flat

Parking: Off Street, Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

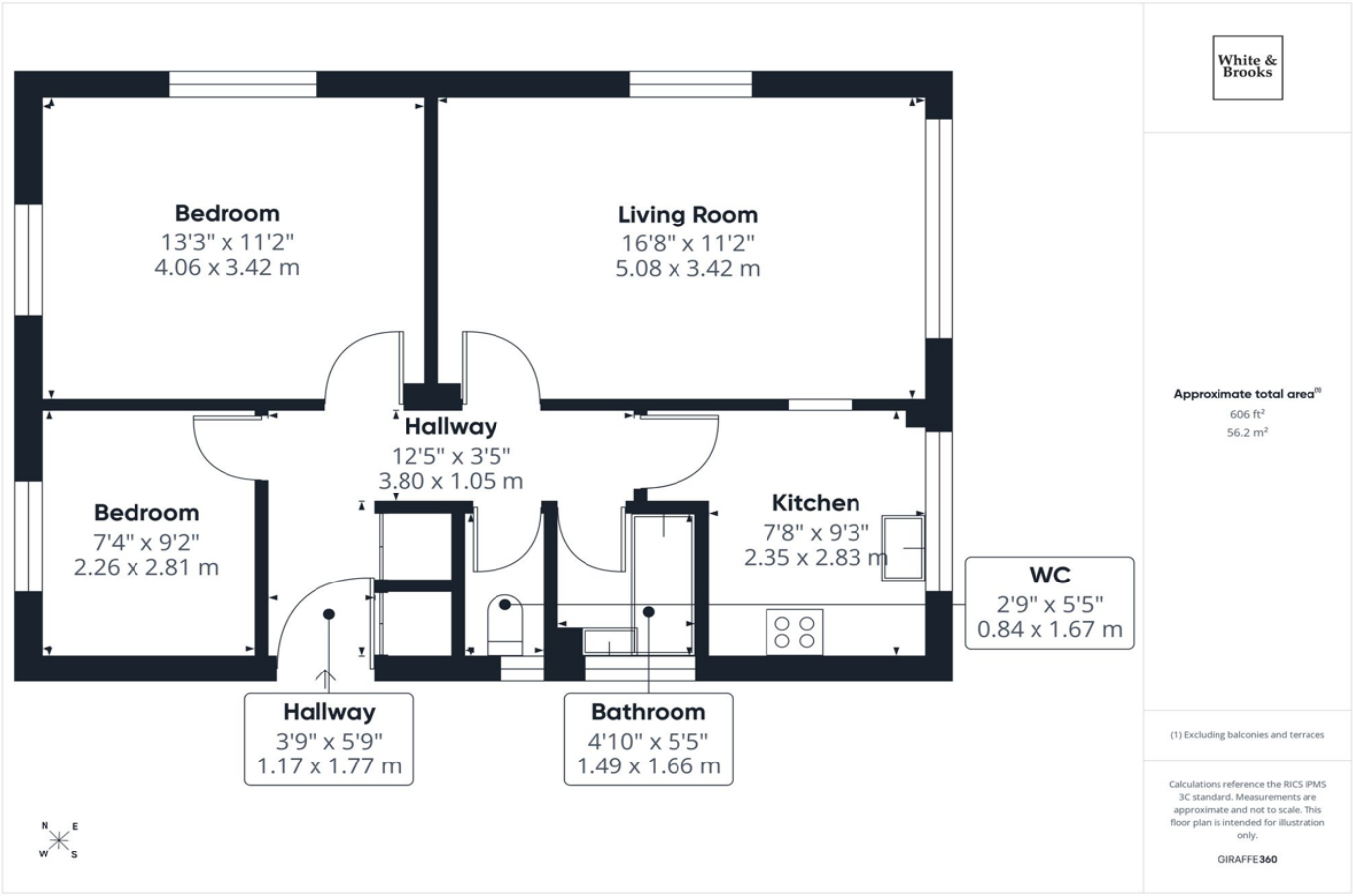
Water meter: No

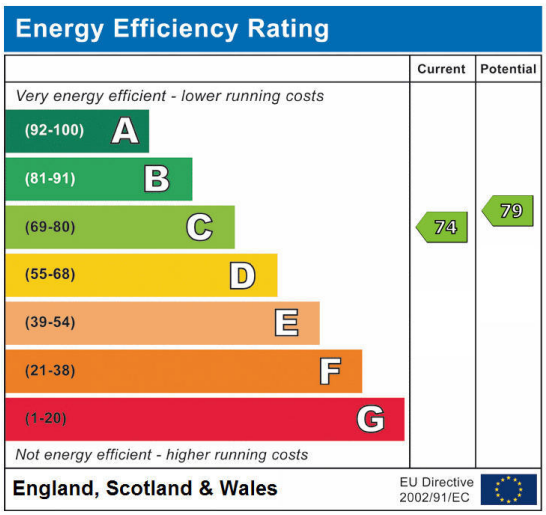
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





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

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