

SELSEY AVENUE

Bognor Regis

West Sussex



£250,000 Leasehold

Two double bedroom, first floor apartment within a few minutes' walk of the local shops and beach

FEATURES:

- First floor apartment
- Fitted kitchen, opening onto rear balcony
- Double aspect sitting room opening onto front balcony
- Two double bedrooms; family bathroom and separate W.C.
- Front ground floor terrace
- Offered for sale with no forward chain

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SITUATION

The apartment is situated on the first floor of 24 Selsey Avenue, just a few minutes' walk to the beach and also to the local shops. The town of Bognor Regis offers wide ranging amenities including public houses, a cinema and train station. There are also many recreational facilities including a sports centre with swimming pool in Felpham village. There is a regular bus service with a bus stop very close by linking Bognor Regis to the local villages. Arundel and Chichester are also located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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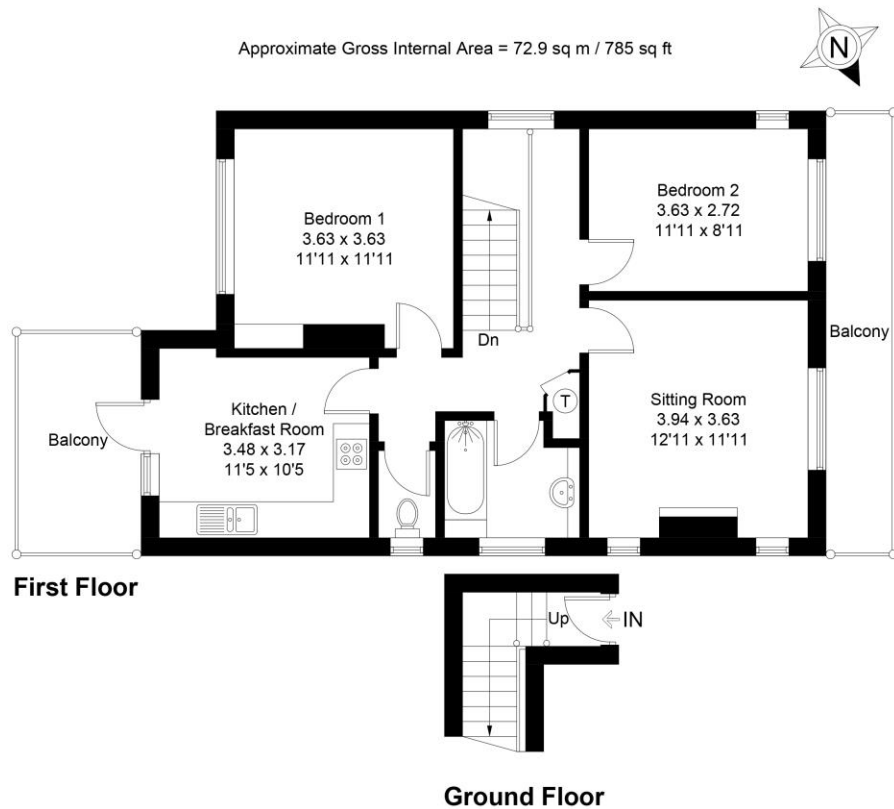


DESCRIPTION

The first-floor apartment at 24 Selsey Avenue is a well-presented apartment occupying the entire first floor of a handsome 1920s property and located in a sought-after road close to central Bognor Regis and Aldwick. Entry is via a communal front door and entrance hall then a private front door and a flight of stairs to the first floor. The accommodation comprises of a good size landing with doors to all rooms. There is a good size, double aspect living room with fireplace and door to the balcony which stretches the width of the property and provides sea glimpses. Bedroom 2, a good size double room is also situated at the front of the property. Bedroom 1 is situated at the rear and there is a bathroom with shower over the bath, wash hand basin and a separate W.C. The kitchen has a range of fitted units with space and plumbing for two white goods and space for a fridge freezer. There is a door from the kitchen out to the rear, south-easterly balcony which provides an ideal space for outdoor seating/dining. At the front of the property there is a good size terraced area, for use by the owner of the first-floor apartment. It is offered for sale with no forward chain.



FLOOR PLAN:



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1111469)

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

LEASE: We understand that the lease currently has 983 years remaining with a 50% share of the freehold. (The ground floor flat being the other 50% freeholder).

MAINTENANCE & SERVICE CHARGES: The seller advises us that there is no Flat Management Company and consequently no annual service charge or maintenance charge. Repairs to the fabric of the building have been mutually agreed with the ground floor apartment owner and the cost split 50/50. The building insurance is currently split 50/50 with the ground floor apartment and is currently £477.43 per annum (for the whole building).

DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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