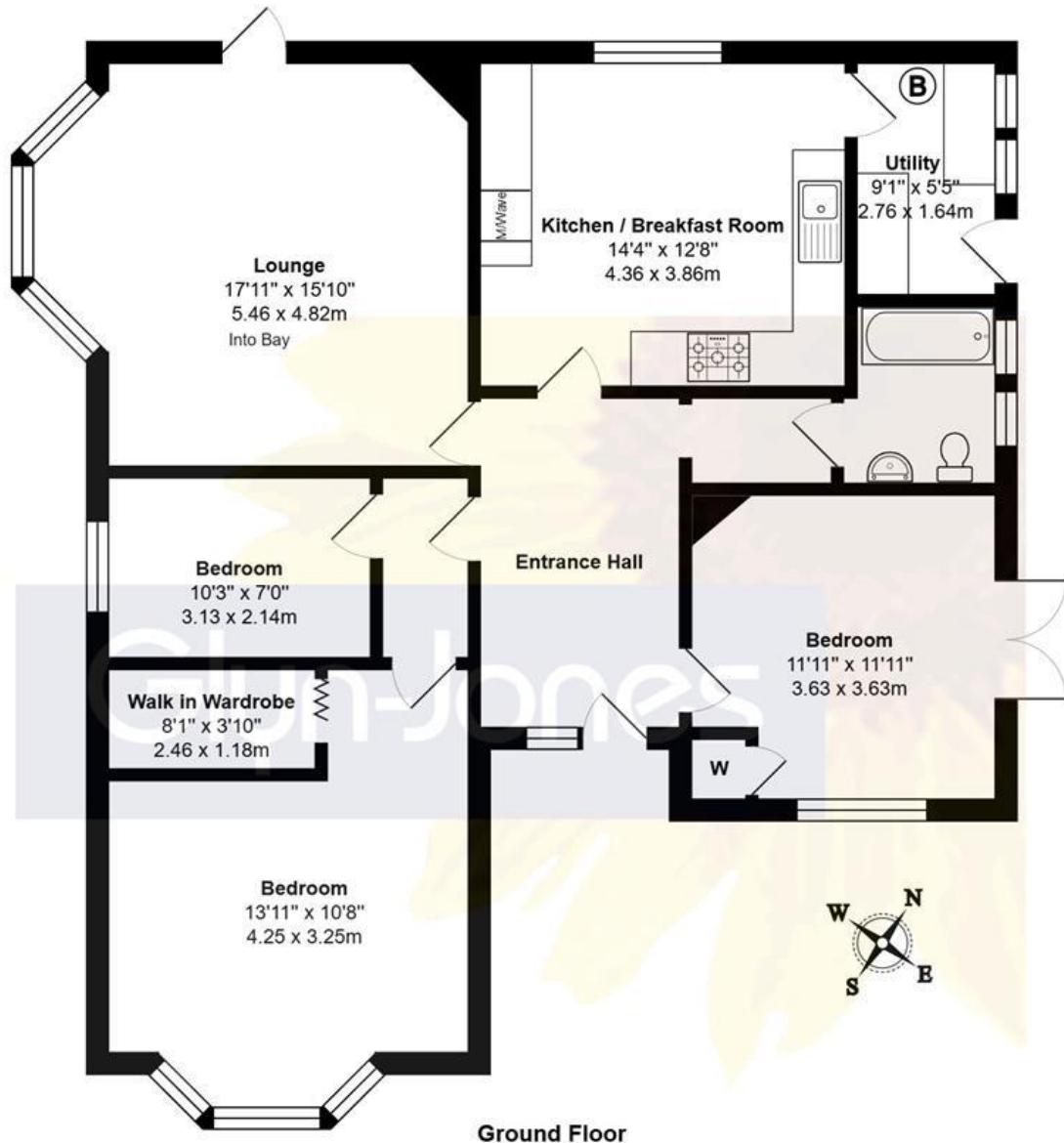




**66 Marshall Avenue, Bognor Regis  
West Sussex PO21 2TN  
Offers Over £290,000 - Freehold**



WITH OVER...



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**Glyn-Jones and Company are delighted to offer for sale this impressive ground floor apartment situated within the imposing 1920's detached building.**

The property boasts a substantial layout with three generously sized bedrooms, including a walk-in wardrobe in the master bedroom. The property features a dual aspect lounge, perfect for enjoying natural light throughout the day, and a spacious kitchen/breakfast room ideal for entertaining. The property could benefit from some cosmetic updating.

The amenities continue with a separate utility room, gas fired central heating for added comfort, and a large private rear garden surrounded by mature shrubs and trees, providing a peaceful and secluded retreat. Further attributes to note are that the property offers a lengthy driveway leading up to a garage, offering potential parking for residents and guests.

With the vendor owning the freehold and the flat currently freehold, this home is a unique opportunity with no forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

# 66 Marshall Avenue, Bognor Regis, West Sussex PO21 2TN

## Offers Over £290,000 - Freehold



### Property Information

Tenure: FREEHOLD. The vendor is the freeholder to the above apartment, which currently has a 125 years lease from 25 June 2004.

Council Tax Band: C

Energy Efficiency Rating: D

We recommend you have this verified by your legal representative at your earliest convenience.

Marshall Avenue is situated within close proximity of the sought after area of Aldwick. The position is close to The Aldwick Road shops, cafes, and amenities, residents will enjoy the convenience of city living with the tranquility of seaside living. Within easy reach of the Town Centre and the Seafront, this home offers the perfect mix of relaxation and excitement. Bognor Regis town centre boasts a mainline railway station to London Victoria, making commuting a breeze. For those seeking cultural experiences, the Cathedral City of Chichester is approximately six miles away. With its variety of cultural, leisure, and shopping facilities, including the renowned Festival Theatre, Pallant House Gallery, and museums, residents will never run out of things to do. The A27 also provides easy access across the Coast to Brighton and Southampton, ensuring that every adventure is within reach.

