

LEASEHOLD



Room

GROUND FLOOR GARDEN FLAT, 77 ANNANDALE AVENUE, BOGNOR REGIS, WEST SUSSEX,

Guide Price

£285,000

FEATURES

- LARGE GROUND FLOOR GARDEN FLAT
- TWO RECEPTION ROOMS
- HIGH CEILINGS AND SASH WINDOWS
- THREE BEDROOMS
- LARGE KITCHEN/DINING ROOM WITH FEATURE BAY WINDOW SEAT
- TWO BATHROOMS



3 Bedroom Room located in Bognor Regis

Call us on
01243 271281
yapton@glyn-jones.com

Spacious Ground Floor Three Bedroom Apartment | Rarely Available | Sitting Room | Study Area With Velux Windows | Large Open Plan Kitchen/Dining Room With Feature Bay Window | Fitted Kitchen | Master Bedroom With En Suite Bathroom and Fitted Wardrobes | Bedroom Two With a Wet Room To The Side | Small Utility Cupboard | Large Well Maintained Gardens To The Front and Rear | Sash Windows | Gas Central Heating | New Lease Upon Completion - 66 Years Currently Remaining | The Opportunity To Purchase The FREEHOLD | Vacant Possession | Viewing Essential |

Council Tax Band



Total Area: 1035 ft² ... 96.2 m²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by jlm 2022

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

