



Bickleys Court, Richmond Avenue, Aldwick, Bognor Regis, West Sussex, PO21 2YD

2 x Double Bedroom flat with private South facing patio garden and allocated parking. Located with-in walking distance to local shops, bus routes, town centre, train station, schools and beach. Gas fired central heating, double glazing and modern fixtures and fittings. Chichester city approx. 6 miles away. No Forward chain. Let's out for £795 per calendar month. Remainder of 999 year lease.

£199,950

Accommodation

Entrance Hall

Door from communal entrance, telephone entry system and doors to all rooms.

Kitchen Area 12' 0" x 6' 5" (3.65m x 1.95m)

Double glazed window to rear aspect, wall and base level units, sink with mixer tap and drainer unit, 4 ring hob with extractor and built-in oven. Open plan to Lounge Diner.

Lounge Diner 14' 9" x 11' 7" (4.49m x 3.53m)

Double glazed window, radiator and door to rear, leading to private patio garden.

Bedroom One 14' 9" x 9' 8" (4.49m x 2.94m)

Double glazed window and door to rear patio garden, radiator and TV point.

Bedroom Two 18' 6" x 8' 0" (5.63m x 2.44m)

Double glazed window to rear aspect and radiator.

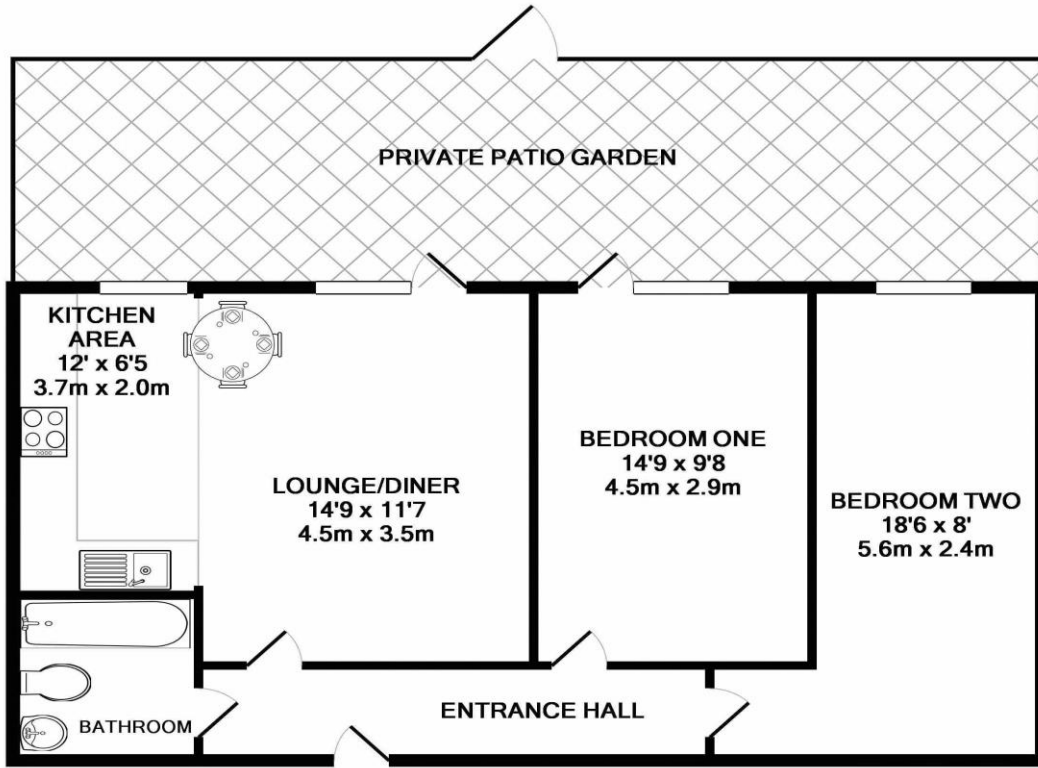
Bathroom

Bath with shower over, low-level WC, wash hand basin with mixer tap and heated towel rail.

South Facing Private Rear Patio Garden

Paved, enclosed by fence with gate to residents parking area where there is an allocated parking space.

Floorplan

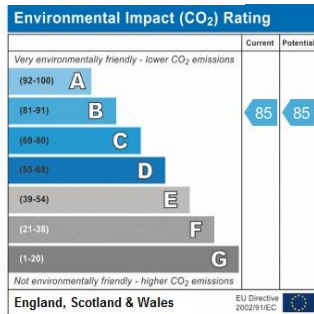
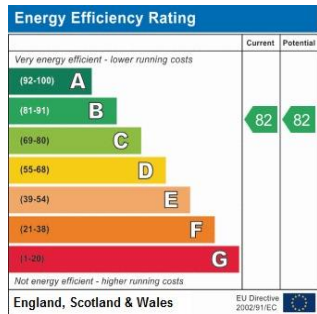


TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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