



Flat 12 Regis Court, High Street, Bognor Regis, West Sussex, PO21 1HZ

Top floor flat with lift access, sea views & balcony. Located on the third floor accessed via lift or stairs is this fantastic 2 bedroomed flat. The property boasts a Kitchen breakfast room, lounge diner, private balcony, 2 bedrooms, and modern bathroom. There are sea views from the Lounge diner, kitchen and balcony. There is an allocated carport parking space, residents parking, communal gardens and secure bike store in the grounds. No forward chain.

£155,000

Entrance Hall

Lift or stairs from Communal Entrance to the third floor (top floor). Private Entrance door into private Entrance Hall. Storage cupboard, airing cupboard and electric heater.

Kitchen 10' 2" x 9' 1" (3.10m x 2.77m)

Dual aspect sea views, fitted kitchen with worktops, sink with drainer, 4 ring ceramic hob, built-in oven and microwave, integrated fridge freezer, washing machine and tiled floor.

Lounge Diner 16' 0" x 10' 11" (4.87m x 3.32m)

Sea Views, double glazed sliding door to private balcony and electric heater.

Bedroom One 10' 11" x 10' 9" (3.32m x 3.27m)

Double glazed window, fitted wardrobes and bedroom furniture, electric heater.

Bedroom Two 9' 0" x 7' 2" (2.74m x 2.18m)

Double glazed window, electric heater.

Bathroom

Double glazed window, electric heater, bath with shower over, WC with concealed cistern, wash hand basin, fully tiled.

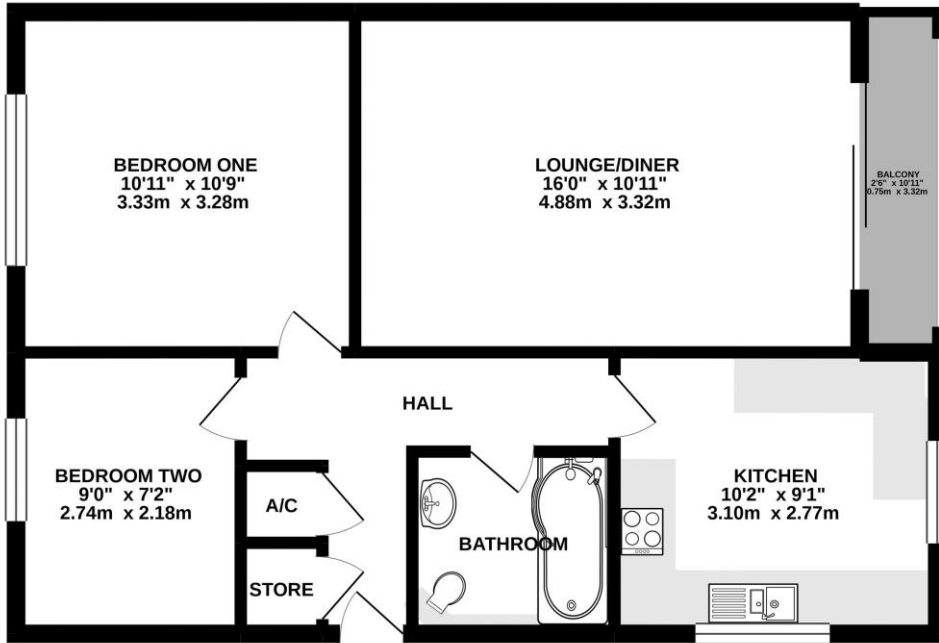
Allocated Car Port Parking Space

Secure communal bike store & Residents permit parking

Communal Garden

Floorplan

TOP (THIRD) FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Certificate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	40
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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