



New Barn Lane, North Bersted, Bognor Regis, West Sussex, PO21 5DB

Ground Floor Garden Flat. This 2 bedroom ground floor flat boasts it's own private garden, private entrance and garage. There are 2 bedrooms, a lounge diner, kitchen, entrance porch with storage space and bathroom. There is over 950 years remaining on the lease and an annual ground rent of just £5.25. An internal viewing is essential to appreciate all the property has to offer.

£195,000

Accommodation

Entrance Porch

Double glazed window and door, 2 x storage cupboards. Door to Entrance Hall.

Entrance Hall

Storage cupboard, radiator and doors to principle rooms.

Kitchen 11' 11" x 10' 0" (3.63m x 3.05m)

Dual aspect with 2 x double glazed windows both overlooking the garden. Wall and base level units, pantry cupboard and space for various appliances.

Lounge Diner 17' 3" x 11' 11" (5.25m x 3.63m)

Double glazed window, fireplace and radiator.

Bedroom One 15' 0" x 10' 11" (4.57m x 3.32m)

Double glazed window and radiator.

Bedroom Two 9' 11" x 9' 8" (3.02m x 2.94m)

Double glazed window, radiator and built-in wardrobe.

Private Garden

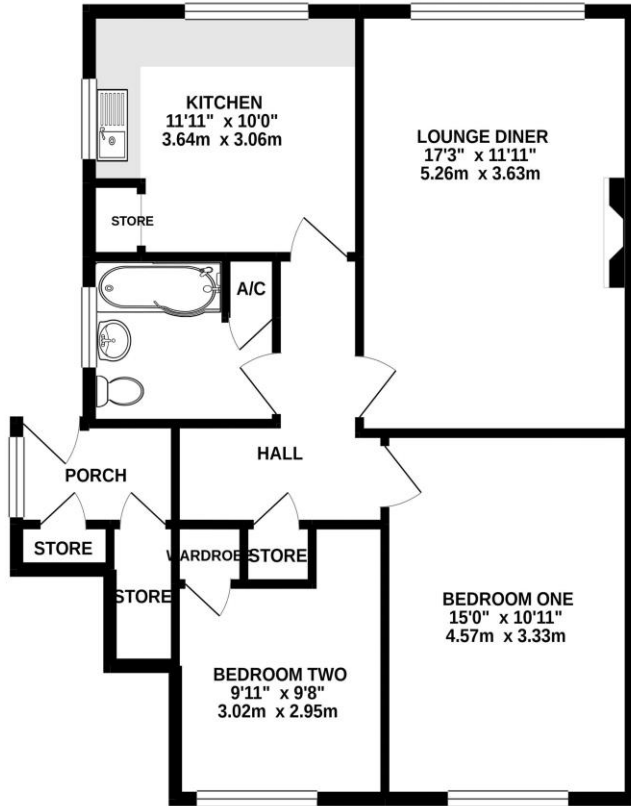
Mainly laid to lawn, enclosed with hedged boundaries.

Garage 16' 1" x 8' 8" (4.90m x 2.64m)

Located in nearby compound, garage number 22 last on the right hand side next to wall. Up & Over door.

Floorplan

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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 intended purchaser and solicitor should have their own plans tested and no guarantee is given.

Awaiting Energy Performance Certificate

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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