



Ground Floor Garden Flat, Braemar Way, Bognor Regis, West Sussex, PO21 5DP

Immaculately presented ground floor garden flat, with its own private garden, private entrance and garage. There are 2 double bedrooms, a lounge diner, kitchen diner, entrance porch with storage space and bathroom. The property has been greatly improved by the current owners and is situated in a cul-de-sac location. There is approx. 944 years remaining on the lease and an annual ground rent of just 5 pounds and 25 pence and no annual service charge! An internal viewing is essential to appreciate all the property has to offer.

£210,000

Accommodation

Entrance Porch

Double glazed window and door from garden, large storage cupboard and door to Entrance Hall.

Entrance Hall

Door from Entrance Porch, radiator laminate flooring and doors to all rooms.

Kitchen Diner 12' 1" x 9' 11" (3.68m x 3.02m)

Dual aspect, double glazed windows to the front and side, wall and base level units, combi-boiler, one bowl sink with drainer, 4 ring hob, built-in oven, radiator, space for fridge freezer and dining table.

Lounge Diner 16' 5" x 11' 0" (5.00m x 3.35m)

Double glazed window to front, radiator, laminate flooring and TV point.

Bedroom One 13' 10" x 10' 11" (4.21m x 3.32m)

Double glazed window to the rear, 4 door fitted wardrobe and radiator.

Bedroom Two 9' 10" x 9' 5" (2.99m x 2.87m)

Double glazed window to the rear, laminate flooring and radiator.

Bathroom

Double glazed window to the side, extractor fan, LED down-lights, bath with shower over, Wash hand basin on vanity unit, WC with concealed cistern, chrome towel radiator and cupboard housing plumbing and space for washing machine.

Garage (Located Nearby) 15' 10" x 8' 7" (4.82m x 2.61m)

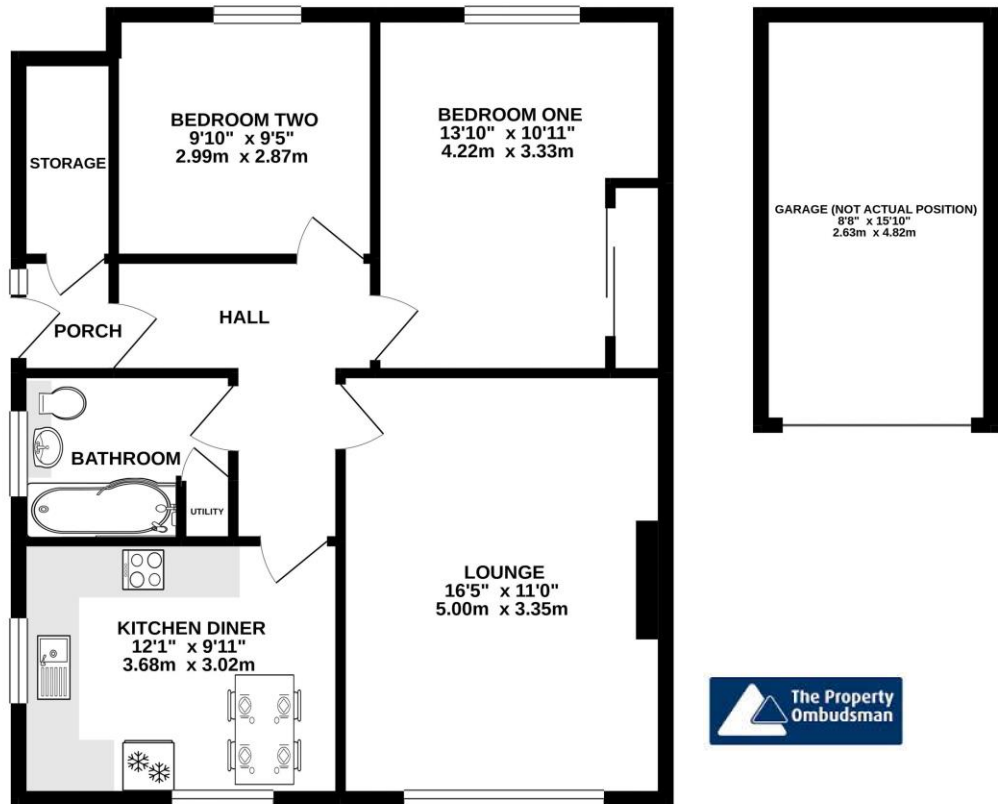
Up & Over Door. Number 12 above the door.

Private Garden

Southerly aspect private garden mainly laid to lawn with decking area and various plants.

Floorplan

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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 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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