



First Floor Apartment, Cavendish House, Lennox Street, Bognor Regis, West Sussex, PO21 1XR

Boasting 2 x balconies and stunning sea views to the South and West aspects. The beach is literally a stones throw away and the town centre just around the corner. This first floor apartment has 2 double bedrooms, a lounge diner with 'turret' bay window, modern kitchen, modern bathroom, secure covered allocated parking space, telephone entry system and no forward chain. There is the option to take the lift or stairs to the first floor, then the short walk to the apartment is via a grand entrance lobby with vaulted glass ceiling.

£185,000

Accommodation

Entrance Hall

Storage cupboard and doors to all rooms.

Kitchen 10' 4" x 6' 8" (3.15m x 2.03m)

Double glazed window to side aspect with sea view, wall and base level kitchen units, one bowl sink with drainer and space for appliances.

Lounge Diner 18' 7" x 15' 6" (5.66m x 4.72m)

Dual aspect with stunning sea views, double glazed 'turret style bay window and door to South balcony.

Bedroom One 12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed windows x 2 to South aspect with stunning sea views, double built-in wardrobe and further storage cupboard.

Bedroom Two 13' 9" x 12' 6" (4.19m x 3.81m)

Double glazed window and door with Sea views to West aspect, door leads to West facing balcony, double built-in wardrobe.

Bathroom

Bath with shower over, close coupled WC, wash hand basin, vanity light, extractor fan and shaver point.

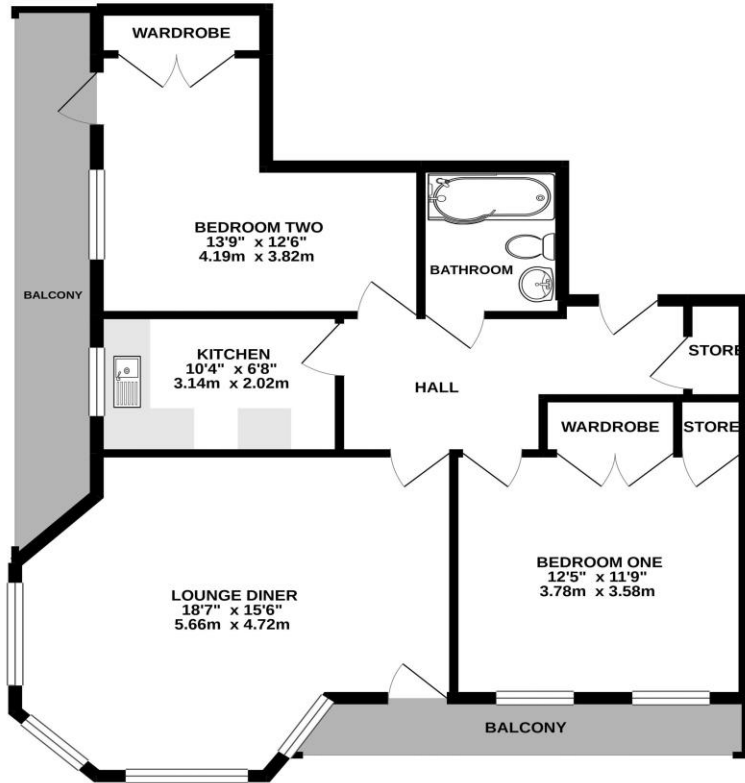
2 x Balconies

There are 2 balconies, one to the South aspect and one to the West aspect, they both have sea views and glass roofs.

Covered Secure Allocated Parking Space

Floorplan

FIRST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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