



Bell & Blake
SALES & LETTINGS

Flat 3, 1, Ellasdale Road, Bognor Regis, West Sussex PO21 2AF

Asking Price £159,950

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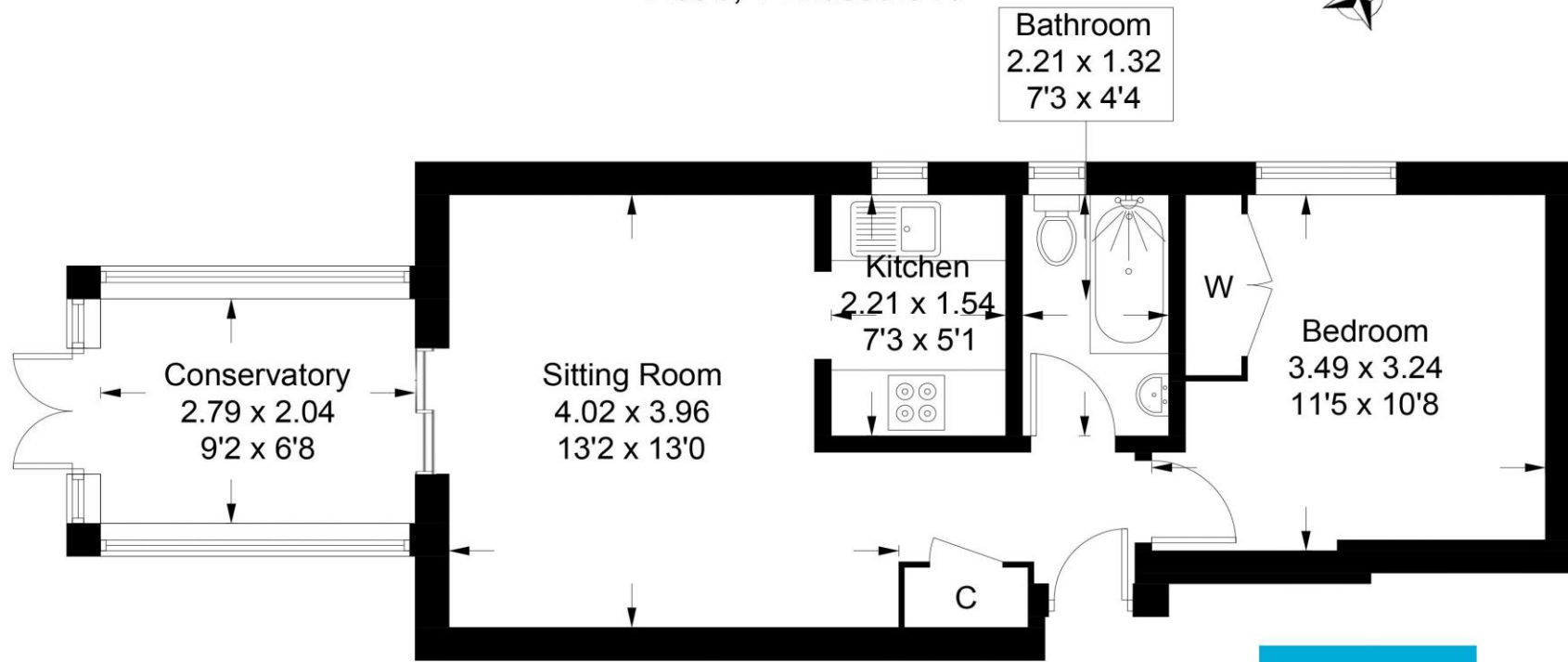
- › Stunning Ground floor flat
- › Conservatory
- › Direct access to the south facing communal garden
- › 1 Double bedroom
- › Contemporary kitchen
- › Modern bathroom
- › Allocated parking to the rear
- › Under 400 metres from Aldwick Beach and shops
- › Over 100 years on the lease
- › Pets allowed (subject to management company approval)

This is a rare opportunity to own a ground floor flat, with its own private conservatory, with direct access to the communal garden. The entrance hall, complete with useful storage cupboard, leads to a spacious lounge. The double bedroom has built in wardrobes and the kitchen and bathroom have been replaced and fitted to a high standard. This flat also has newly fitted carpets. Pets are allowed (subject to management company approval). There is a telephone entry system and over 100 years on the lease.

Council Tax Band: B



Flat 3, 1 Ellasdale rd



Approximate Gross Internal Area = 42.0 sq m / 452 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		76
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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