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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



## 6 Kings Court The Esplanade

Bognor Regis,

PO21 1NZ

£230,000 Leasehold

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Have you ever dreamt of owning your own seafront property but have been put off by the high prices generally achieved? Well this could possibly be the chance you have been waiting for, however, you just might need your 'rose tinted spectacles' and have a degree of vision as the property - a **PURPOSE BUILT GROUND FLOOR SEAFRONT APARTMENT** needs quite a bit of 'TLC!' Offered for sale with the balance of a **999 year lease**, the apartment has been tenanted for a number of years and shows the wear and tear of that occupancy, but it does provide an opportunity to purchase at a discounted level and to create the home of your dreams from the bare bones of this 'skeleton' of a property. If you have the foresight and desire to create something quite special in this **spacious 2 bedroom apartment** why not telephone **May's** for an appointment to view - you may just be looking at your future home.

## ACCOMMODATION

### COMMUNAL RECEPTION AREA:

With front and rear access; security entry system; water feature.

### PRIVATE HALL:

Radiator; shelved storage cupboard; linen cupboard with slatted shelving.

### CLOAKROOM:

Low level W.C.; wash basin inset in vanity unit.

**DINING AREA:** *13' 2" x 10' 7" (4.01m x 3.22m)* narrowing to 8'2". Radiator; archway opening to:

**'L' SHAPED SITTING ROOM:** *16' 6" x 16' 6" (5.03m x 5.03m)*

the former narrowing to 12'0. A south facing room with wide bay window seat providing 'standing glimpses' of the sea and horizon; 2 radiators; wall light points.

**KITCHEN:** *11' 0" x 8' 4" (3.35m x 2.54m)* (maximum measurements over units). A rather dated range of drawer and cupboard units due for replacement having roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space for washing machine; gas and electric cooker points; wall mounted gas fired boiler (not tested).

**BEDROOM 1:** *14' 6" x 11' 9" (4.42m x 3.58m)*

To face of twin double fitted wardrobe cupboards flanking dressing table space; radiator; wide window seat.

**BEDROOM 2:** *13' 6" x 7' 6" (4.11m x 2.28m)* plus door recess. Double built in wardrobe cupboard; radiator.

### BATH/SHOWER ROOM:

A fully tiled room with corner bath; pedestal wash basin; corner shower cubicle; extractor fan.

## OUTSIDE AND GENERAL

### GARAGE: *17'9" x 8'6"*

Located on site with metal up and over door.

## VISITOR PARKING

### LEASE DETAILS:

**Tenure:** It is understood that there is a balance of a 999 year lease remaining from 2007 and that each owner holds a share in the Company that owns the freehold of Kings Court. **Service Charge:** Currently £1,128.90 per half year

These figures are provided by the Seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor

**Directions:** From the Pier, proceed in an easterly direction along the Esplanade. The flats will be seen on the left hand side, just past the Bandstand.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.