



Flat 37 Carlingford Court, Bognor Regis

A spacious second floor apartment situated close to the town centre of Bognor Regis.



- ▶ Purpose Built Apartment
- ▶ Kitchen
- ▶ Bathroom
- ▶ Communal Gardens
- ▶ Sitting Room
- ▶ Two Double Bedrooms
- ▶ Garage
- ▶ Close To Town Centre

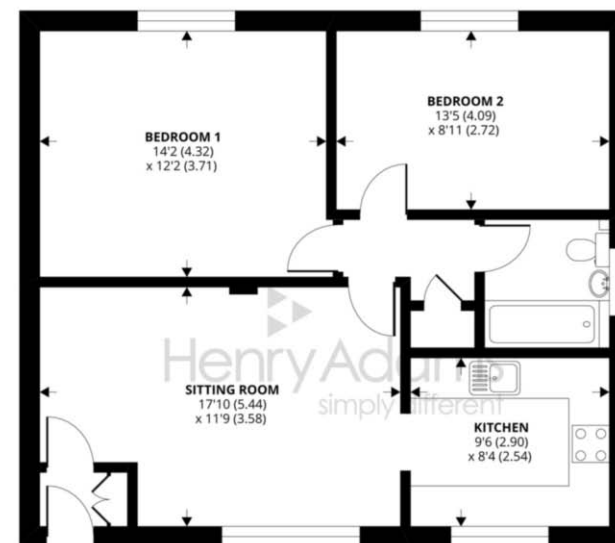
A second floor apartment requiring some modernisation. The accommodation briefly comprises, entrance hallway with storage cupboard, sitting room, kitchen, two double bedrooms, bathroom with WC and inner hallway with further storage cupboard. Outside, there are communal gardens and a garage located in a nearby compound.

Situation: Situated close to the seaside town of Bognor Regis within walking distance to the beach, promenade and pier. The precinct shopping facilities of Bognor Regis town centre and the mainline railway station to London Victoria and the South Coast is also within walking distance.

Directions: From the pier in Bognor Regis proceed in a westerly direction to the traffic lights. Turn right into Victoria Drive and continue down for approximately quarter of a mile and at the mini-roundabout, proceed straight over and Carlingford Court will be found after a few hundred yards on the left hand side just before the road bends round to the right.

Tenure: We understand there is the balance of 189 year lease from 25/03/88.

Maintenance Charge: We understand the maintenance charge payable is approximately £235 per quarter.



SECOND FLOOR

Carlingford Court, Bognor Regis

Approximate Area = 690 sq ft / 64.1 sq m
For identification only - Not to scale

