



19 Monterey Gardens, Bognor Regis

Guide Price £165,000 - 50% Shared Ownership of £330,000

19 Monterey Gardens

Three bedroom terraced house situated to the west side of Bognor Regis town centre.

- 50% Shared Ownership Amount of £330,000
- Modern Town House
- Ground Floor Cloakroom with WC
- First Floor Sitting Room
- Ground Floor Kitchen/Diner
- Three Bedrooms & Family Bathroom
- Enclosed Rear Garden
- Driveway plus Integral Garage
- Cul-De-Sac Location

The property benefits from double glazing, gas fired central heating and is situated within a cul-de-sac location.

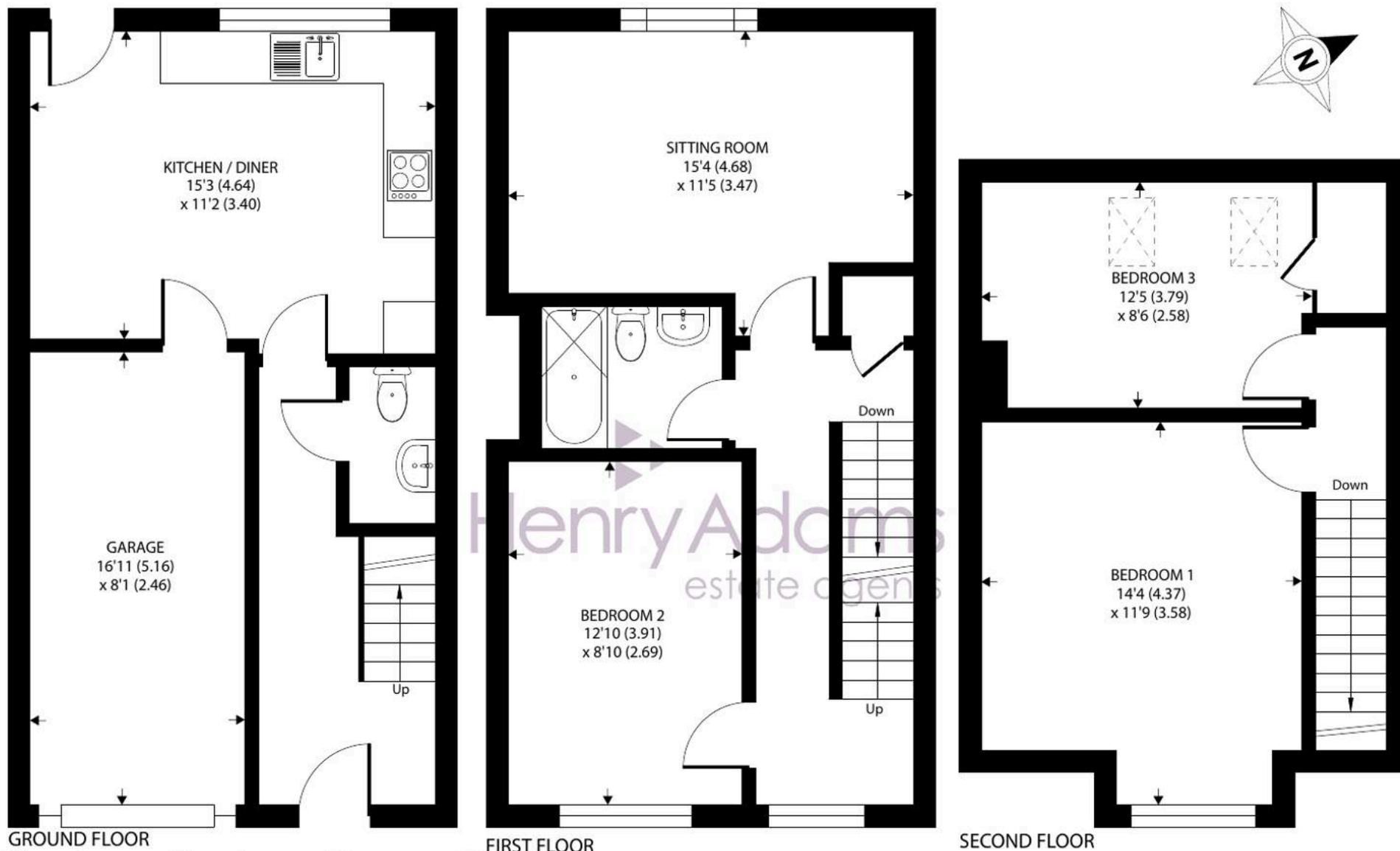
The accommodation briefly comprises entrance hall and cloakroom with WC, further door to the open plan kitchen/diner with door giving access to the rear garden. On the first floor, the landing has an airing cupboard, sitting room, double bedroom and family bathroom with mixer shower above the bath. The second floor comprises two further bedrooms with one having a built-in cupboard, two Velux windows and some restricted head height.

Outside, the driveway provides off-road parking and leads to an integral garage with door to the kitchen/diner. The rear garden is predominantly laid to patio for ease of maintenance.

Council Tax Band: D







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Approximate Area = 724 sq ft / 67.2 sq m
 Garage = 336 sq ft / 31.2 sq m
 Total = 1060 sq ft / 98.4 sq m

For identification only - Not to scale

Monterey Gardens is a popular, well presented cul-de-sac in Aldwick with good access out onto the B2259 to Chichester. The Nyewood infant and junior school is very close (2 mins walk) and the Maywood doctors surgery is opposite the road. The village of Rose Green with its range of village shops, popular Rose Green schools, doctors and library is approximately three miles to the west and the seaside town of Bognor Regis is approximately two miles to the east with its precinct shopping facilities, range of cafes, bars and restaurants, the beach and promenade and the mainline railway station with services to London Victoria. The local secondary school is also within easy access.

We understand that 50% share of rent is approx. £437.87 per month.

We understand the buildings insurance is £23.67 per month.

We understand there is a management charge of £11.50 per month.

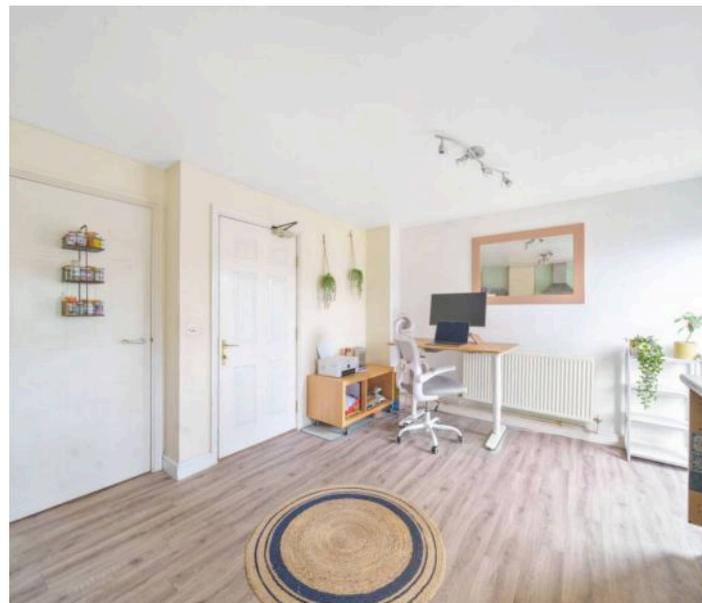
The above charges are reviewed annually on 1st April.

Tenure: We understand there is a 99 year lease from 01/04/2005. The lease is in the process of being extended to 125 years, this will be done before the property sale is completed.

What3Words ///train.vibrate.tribal

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.