



Flat 1, Thorneycroft, 15 The Steyne

Guide Price £140,000

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A charming ground floor flat situated in The Steyne Gardens.

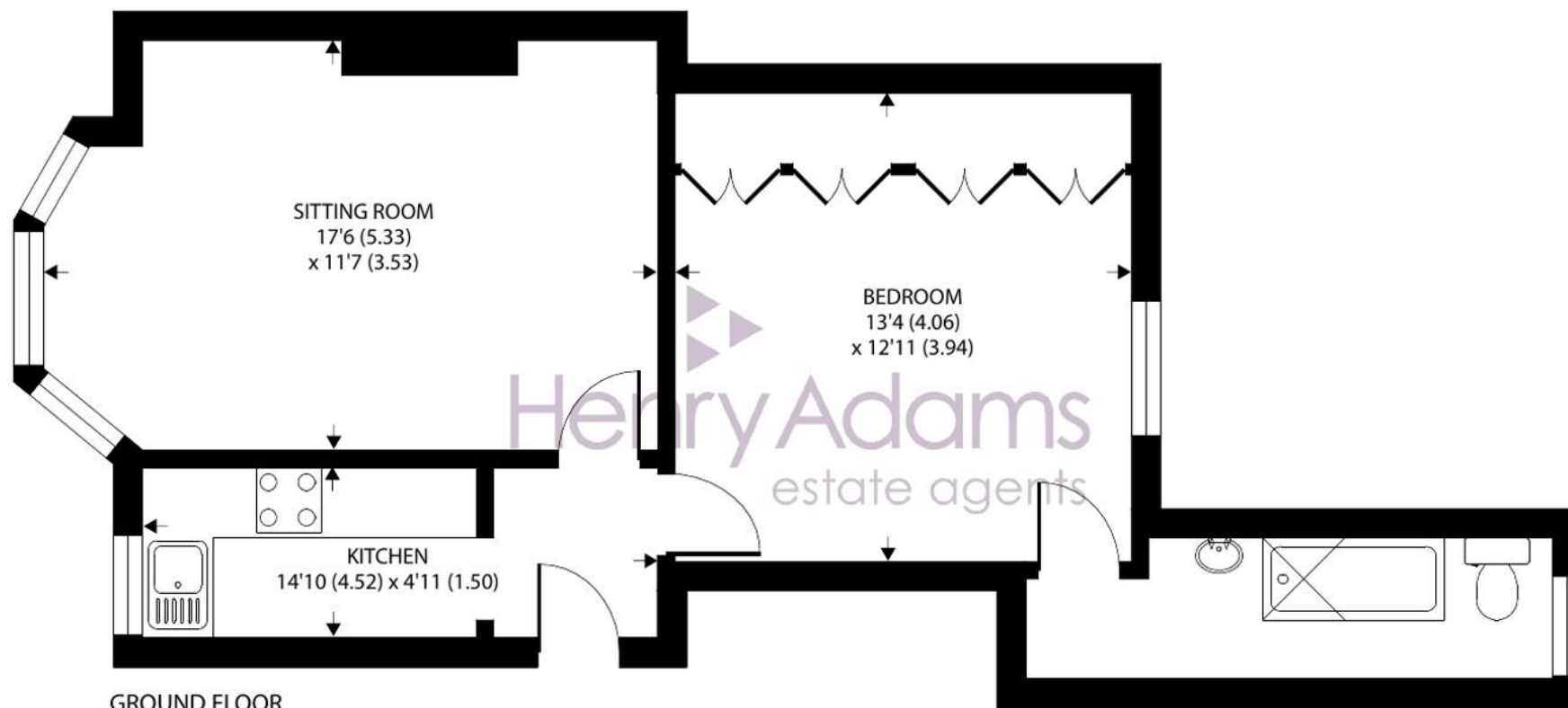
- Ground Floor Flat
- Character Conservation Area
- Bright and Spacious Sitting Room
- Galley Style Kitchen
- Generous Bedroom
- Situated in the Steyne Gardens
- Lease Extended Upon Completion
- Permit Parking Available
- No Forward Chain

A charming ground floor flat situated in The Steyne Gardens, which is a Conservation area in the seaside town of Bognor Regis. The property is approximately five hundred yards from the beach, promenade and the pier. Many original features have been retained including the sash windows.

The accommodation comprises communal entrance with private front door to the entrance hall. The bright and spacious sitting room is fitted with laminate flooring and has a large bay with the original sash windows. The generous bedroom has a full bank of fitted wardrobes and leads through to the modern bathroom, which is fitted with a white suite. The galley style kitchen is fitted with light wood effect units and has an integral oven and hob and space for white goods.

Viewing is thoroughly recommended to appreciate the superb central location of The Steyne Gardens. The property will be offered with no forward chain.





The Steyne, Bognor Regis

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1108377

Situated in the conservation Steyne Gardens in the heart of the seaside town of Bognor Regis within minutes from the promenade and pier. Within easy walking distance to the town centre with the precinct shopping facilities and the mainline railway station to London Victoria.

Tenure: We understand the lease commenced on the 17th of September 1982. There is a quote of approximately £26,000 for the extension of the lease adding an additional 90 years. This is to be negotiated at the point of offer.

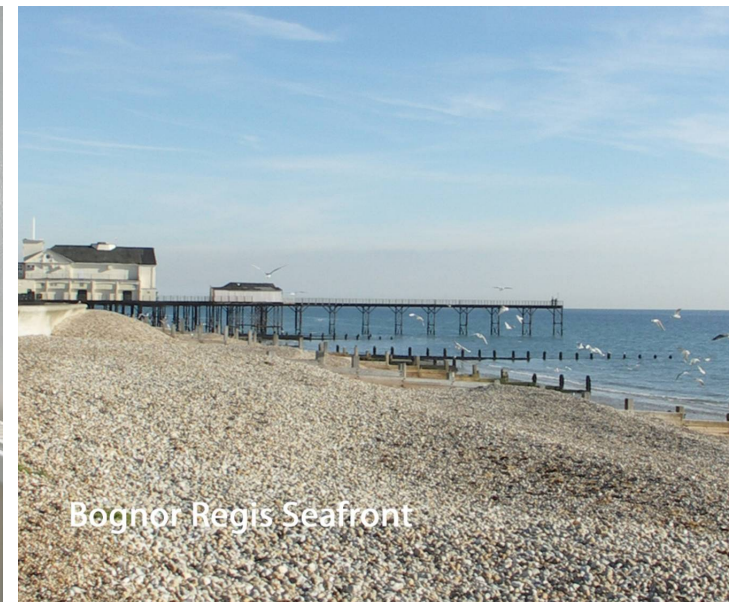
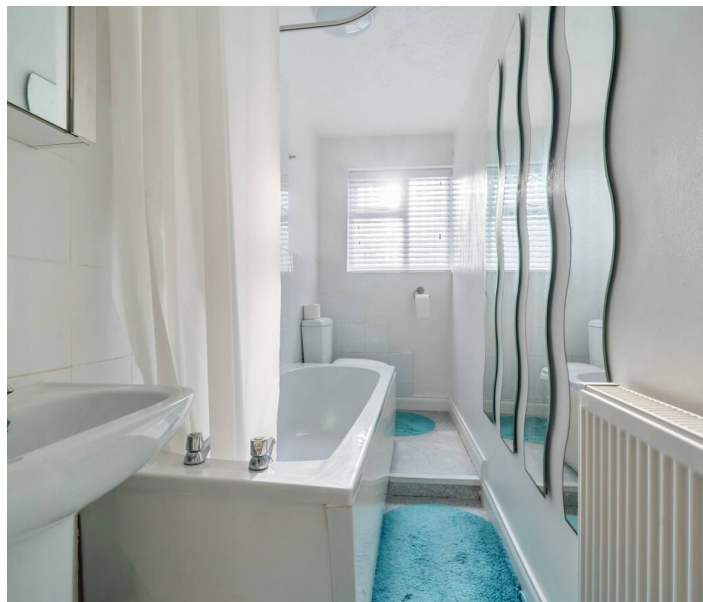
Maintenance Charge: We understand the maintenance charge payable is approximately £1,379.96 from 25/12/2023 - 24/12/24

What3Words ///speech.wheels.exchanges

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D





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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.