



## Flat 3, 8 Glencathara Road, Bognor Regis

Guide Price £135,000



# Flat 3, 8 Glencathara Road

- One Bedroom First Floor Flat
- Share of Freehold
- Low Service Charges
- Reserved Parking Space
- Ideal for the First Time Buyer
- Quiet Residential Location
- No Onward Chain

The ideal first time purchase, a lovely one bedroom flat on the first floor, boasting a reserved parking space and the added benefit of a share of freehold.

This pretty flat offers a high ceiling reception room, galley kitchen, bedroom and bathroom.

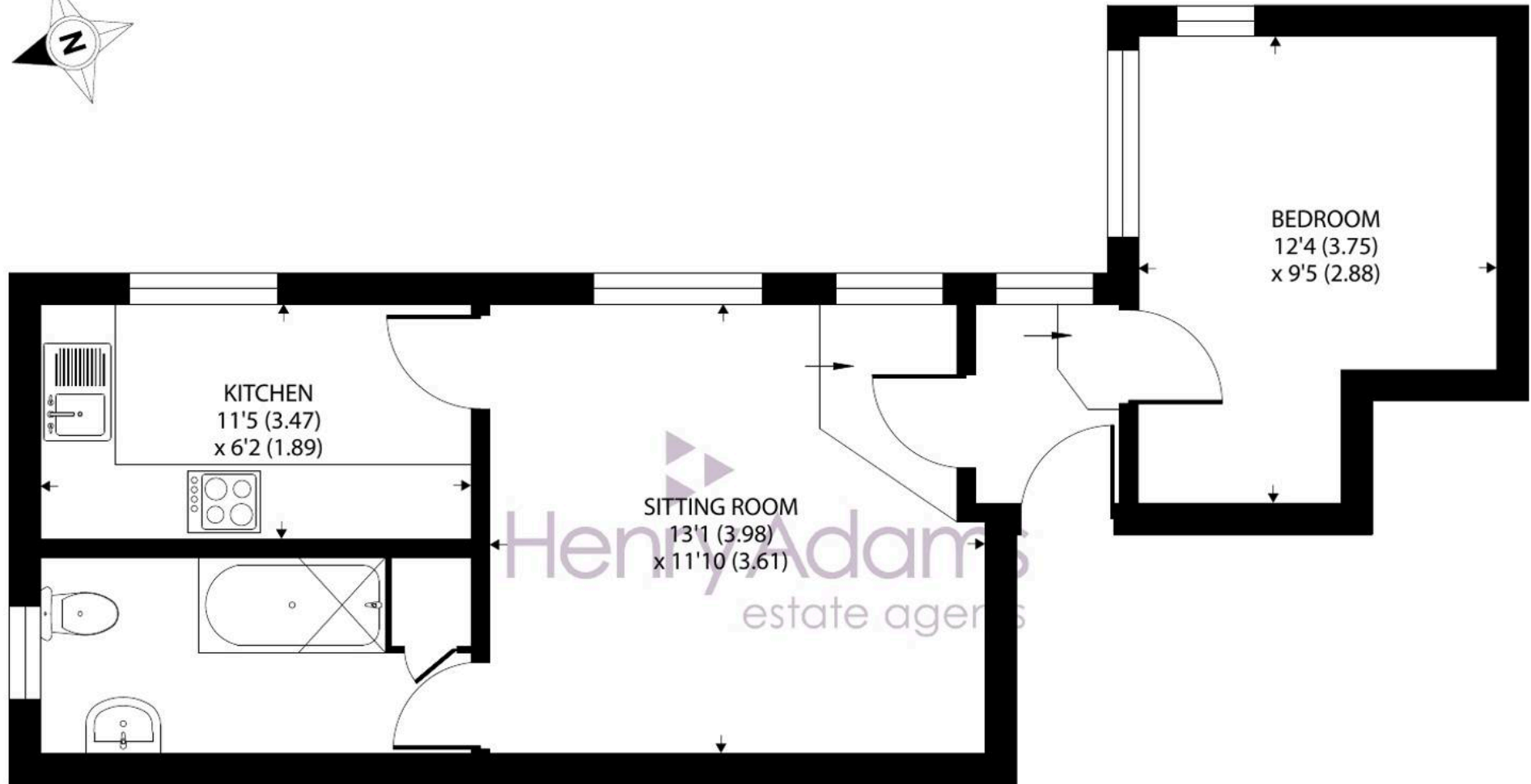
The flat is located within a quiet residential location and is offered with no onward chain.

In summary, this property presents a rare opportunity to acquire a one bedroom flat in a sought-after residential location.

Tenure: We understand there is a 999 year lease from 31/10/1990.

Maintenance Charge: We understand the maintenance charge is currently £2,300 p.a. (paid bi-annually).





FIRST FLOOR

## Glencathara Road, Bognor Regis

Approximate Area = 418 sq ft / 38.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1363366



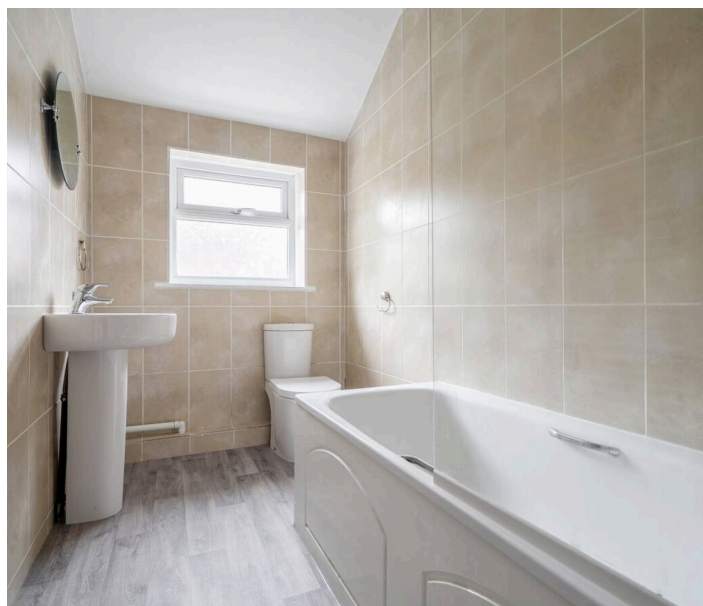
The property is situated to the west of the seaside town of Bognor Regis within easy walking distance of the local Aldwick shops, Aldwick beach, promenade, Marine Park Gardens and the traditional seaside beach huts.

What3Words [///tennis.coast.square](https://www.what3words.com/tennis.coast.square)

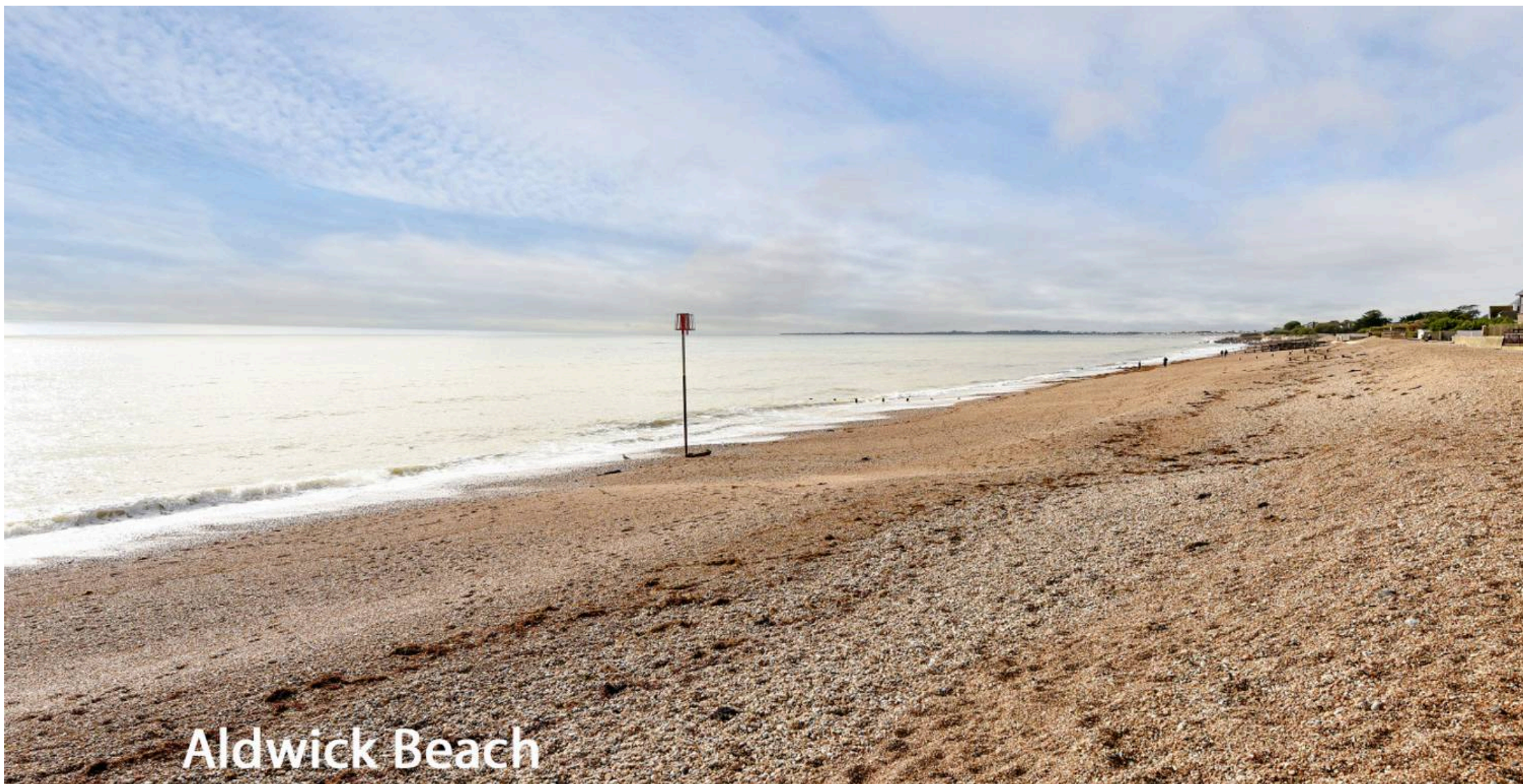
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E







Aldwick Beach

## Henry Adams - Bognor and Aldwick

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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.