



Ground Floor Garden Flat  
77 Annandale Avenue  
Bognor Regis  
West Sussex, PO21 2ET

Glyn-Jones  
& COMPANY



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West Sussex, PO21 2ET

**GUIDE £285,000**

Spacious Ground Floor Three Bedroom Apartment

Rarely Available

Sitting Room

Study Area With Velux Windows

Large Open Plan Kitchen/Dining Room With Feature Bay Window

Fitted Kitchen

Master Bedroom With En Suite Bathroom and Fitted Wardrobes

Bedroom Two With a Wet Room To The Side

Small Utility Cupboard

Large Well Maintained Gardens To The Front and Rear

Sash Windows

Gas Central Heating

New Lease Upon Completion - 66 Years Currently Remaining

The Opportunity To Purchase The FREEHOLD

Vacant Possession

Viewing Essential





We are delighted to be offering this rather special ground floor garden apartment in the heart of Bognor Regis. Set on a tree lined road this apartment offers spacious living with a large sitting room and study area with Velux windows.



The kitchen/dining room is of generous proportions with a feature bay window with seating and access to the side of the property with a utility cupboard in the hallway. Boasting three bedrooms, the master has a en suite bathroom with built-in wardrobes and bedroom two has a wet room situated at the side. There is a separate cloakroom and bedroom three with french doors leading to the larger than average gardens.

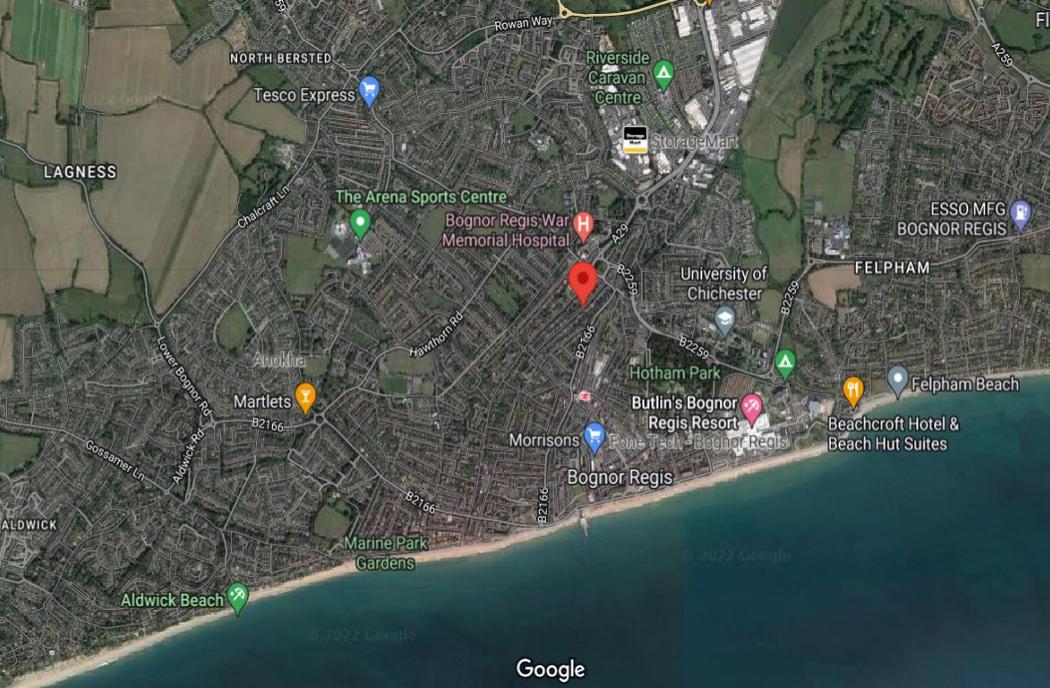


The gardens are a particular feature being mainly laid to lawn with a variety of mature shrubs and bushes, garden shed and patio area with side access to the front garden.



The owner of this property owns the Freehold and is willing to discuss selling this alongside a new lease for any prospective purchaser. Offered in good order with feature sash windows, some wooden floors and high ceilings, viewing is strongly advised to avoid disappointment.



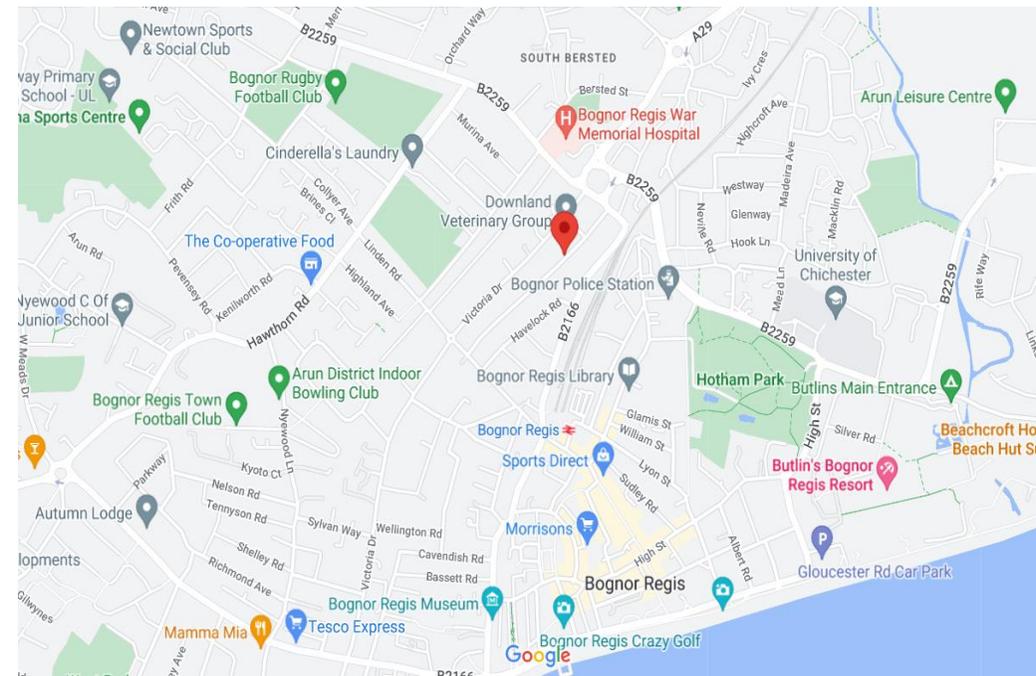


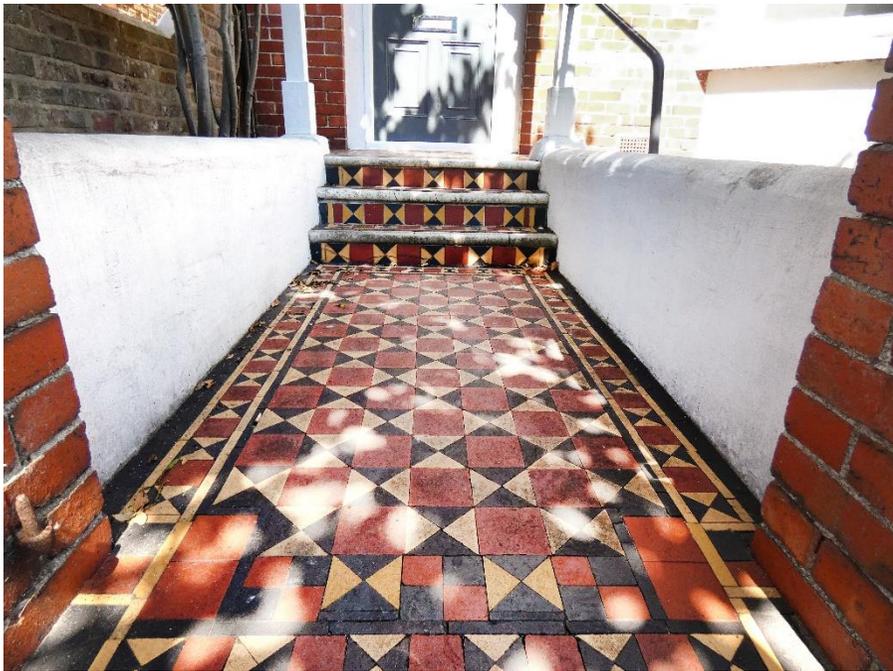
## Location

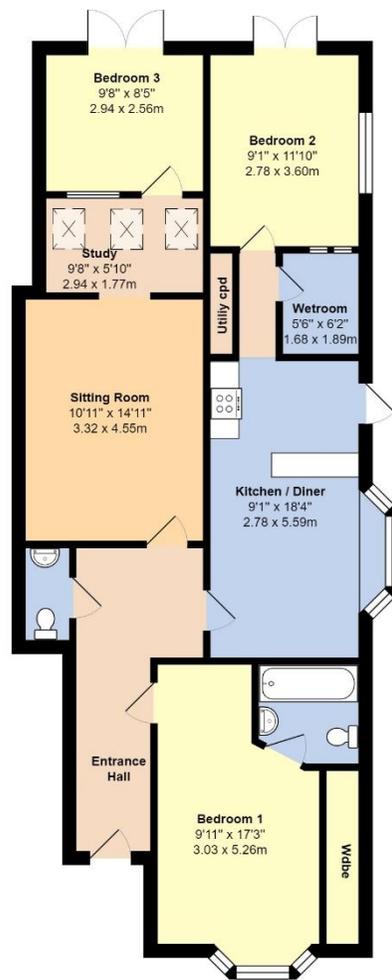
Bognor Regis is a seaside town on the South Coast attracting many visitors from across the country in the summer months. Once just a small fishing village in the 18th century, Bognor is now a thriving town with a plethora of local amenities and activities, meaning it is a great place to live with everything on your doorstep. For families, Bognor is perfect for providing something different to do every day. Enjoy a day of crazy golf at Waterloo Square, a day at the Picturedrome cinema or perhaps a day at Butlins; the list is endless! The town is also home to a number of schools for all ages with 'Good' or 'Outstanding' ratings from OFSTED. Transport is also a breeze with 16 bus routes running through the area or Bognor Regis train station providing a regular service.

In addition, there are a large number of eateries in the area including pubs, takeaways and dine-in restaurants with many different cuisines. There are also many events taking place throughout the year boosting that community feel with anything from small sports clubs to the 'Birdman' event, a competition in which people attempt to 'fly' off of the Grade II listed pier for a cash prize: a truly entertaining event that started back in the 70s.

Further afield, London is some 87 miles away accessible via the A3 or by train, which takes roughly 1 hour and 40 minutes from Bognor Regis train station.







Total Area: 1035 ft<sup>2</sup> ... 96.2 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jm 2022

Leasehold  
Council Tax Band – TBC  
Energy Performance – D

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