



10 Montclair House, 19 Southgate, PO19 1DN

£269,500 Leasehold



2 Bedrooms



2 Bathrooms



1 Reception Room

*Sw*

Sims Williams

## Key Features

- Chain Free Property
- First Floor Apartment
- City Centre Location
- Stylish Open-Plan Living
- Contemporary Kitchen
- 2 Double Bedrooms
- En Suite To Bedroom 1
- Further Modern Bathroom
- Allocated Parking

## EPC Rating

Current = C

Potential = C

## Council Tax Band

Band = D

## Tenure - Leasehold

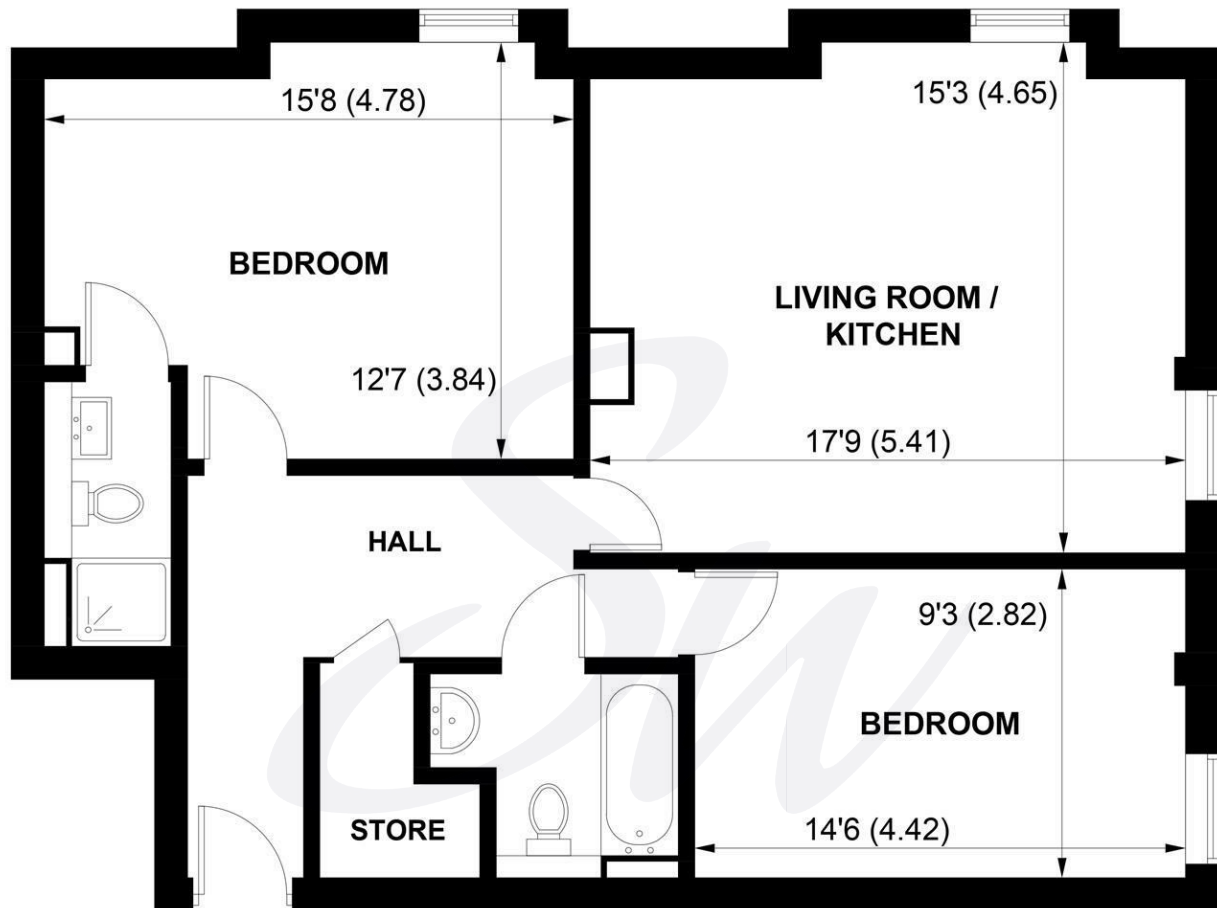
Length of Lease: 999 years

Years Remaining: 993 years

Ground Rent: Peppercorn

Service Charge: £2,730 p.a.





**APPROXIMATE GROSS INTERNAL AREA = 798 SQ FT / 74.1 SQ M**  
**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©**  
**Produced for Sims Williams**



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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.