



**WHITLOCKS**  
ESTATE AGENTS

Flat 16, Claremont Court Campbell Road, Bognor Regis  
£65,500

- No Forward Chain
- Second Floor Retirement Apartment
- Double Bedroom with Built in Wardrobes
- Generous Lounge / Dining Room
- Fitted Kitchen
- Fitted Bathroom
- UPVC Double Glazing and Electric Heating
- Fantastic Communal Facilities
- Short Stroll to Bognor Regis Seafront, Promenade and Town Centre
- Highly Desired Development

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





*NO CHAIN* Short stroll to the Town Centre, Seafront and Promenade \*

Whitlocks Estate Agents are delighted to offer this very well-positioned First-Floor Retirement (60 years plus) Apartment in Bognor Regis, offered to the market with no onward chain.

The accommodation comprises of a double Bedroom with built-in wardrobes, a generous Lounge / Dining Room with access to the fitted Kitchen and a fitted Bathroom.

Further benefits include UPVC double glazing, electric heating, a lift to all floors, a 24-hour care line, and a House Manager.

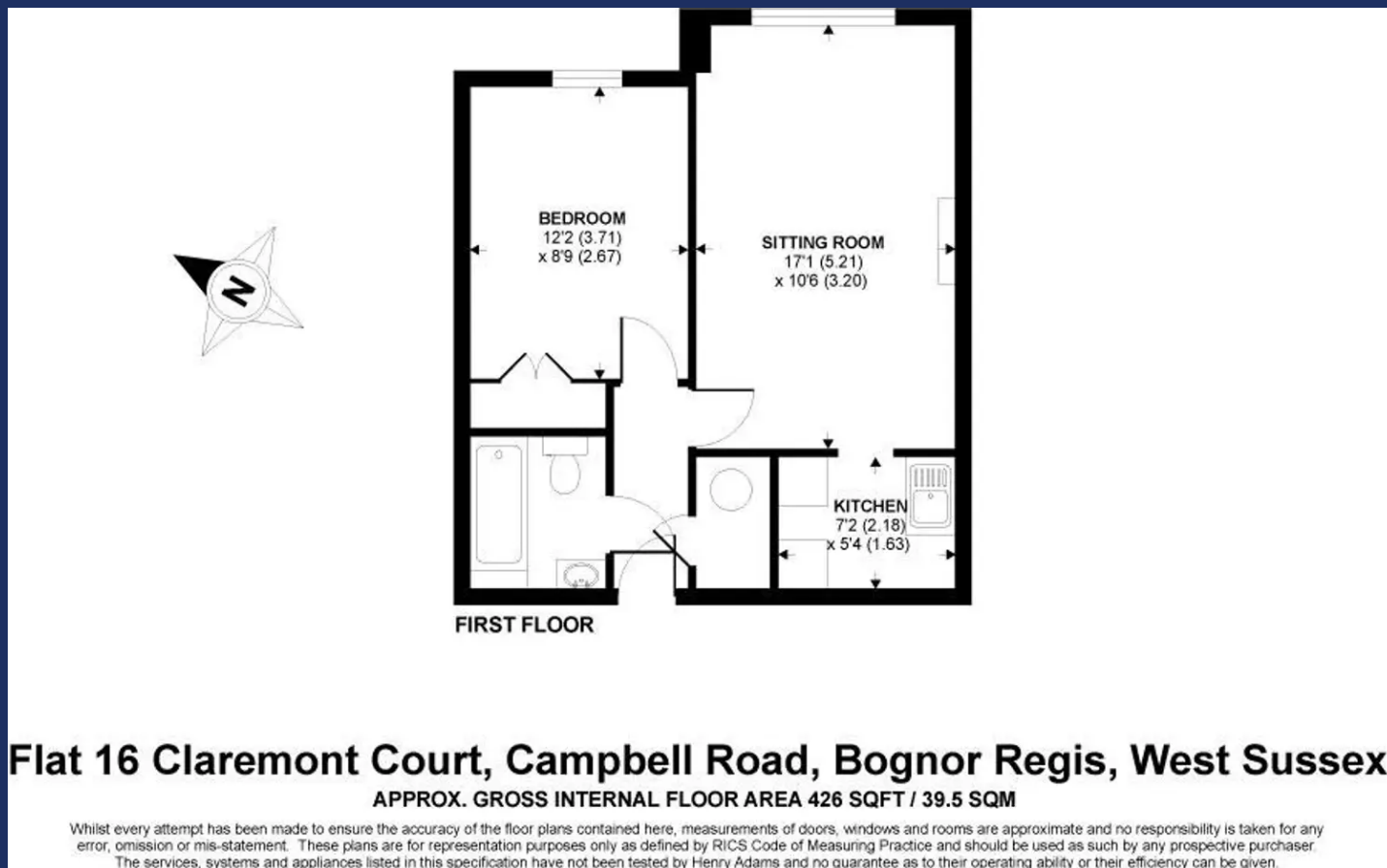
The development itself has much to offer with a Communal Lounge / Games Room for the residents to enjoy and socialise, a Laundry Room, facilities for charging mobility scooters and ample Parking.

Situated within a short stroll to the Sea Front, Promenade, Bognor Regis Town Centre and bus links to Chichester plus other coastal Town



Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and many more! The Town itself also offers a variety of shops, restaurants, pubs, cafes, parks and activities, as well as the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felpham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital.

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## Whitlocks Estate Agents

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