



**WHITLOCKS**  
ESTATE AGENTS

Flat 18, Seaward Court West Street, Bognor Regis  
£105,000

- One Bedroom Ground Floor Warden Assisted Apartment
- Spacious Lounge / Dining Room with Views over the Gardens
- Modern Fitted Kitchen
- One Double Bedroom with Patio Doors onto the Private Patio
- Modern Fitted Shower Room
- UPVC Double Glazing and Electric Heating
- Potential of Allocated Parking
- Fantastic Communal Facilities
- Close to a Variety of Amenities and Fantastic Transport Links
- Town Centre Location

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Whitlocks Estate Agents are delighted to bring to the market this rare opportunity to purchase a larger than average Ground Floor one Bedroom Apartment. The apartment is located in a highly desired development (age restricted 60 years plus) and offers fantastic facilities on the doorstep plus walking distance to the Town Centre and Seafront.

The property comprises of a generous size Westerly facing Lounge / Dining Room, a modern fitted Kitchen, a Double Bedrooms with built in wardrobes, the Master Bedroom benefits from patio doors that open out onto a private patio area set in the communal gardens. There is also a modern fitted Shower Room.

Further benefits include UPVC double glazing, electric heating, ample storage space throughout, modern fitted shutter blinds as well as the benefit of a House Manager on call if needed.

The development is set within well kept, attractive Communal Gardens with areas laid to lawn, decorative pathways, flower beds with colourful flowers, shrubs and seating areas for the residents to enjoy. Further Communal Facilities include a Lounge for the residents to socialise, a Guest Suite and a Laundry Room with washing machines and tumble driers. Permit Parking is available to the rear of the development.

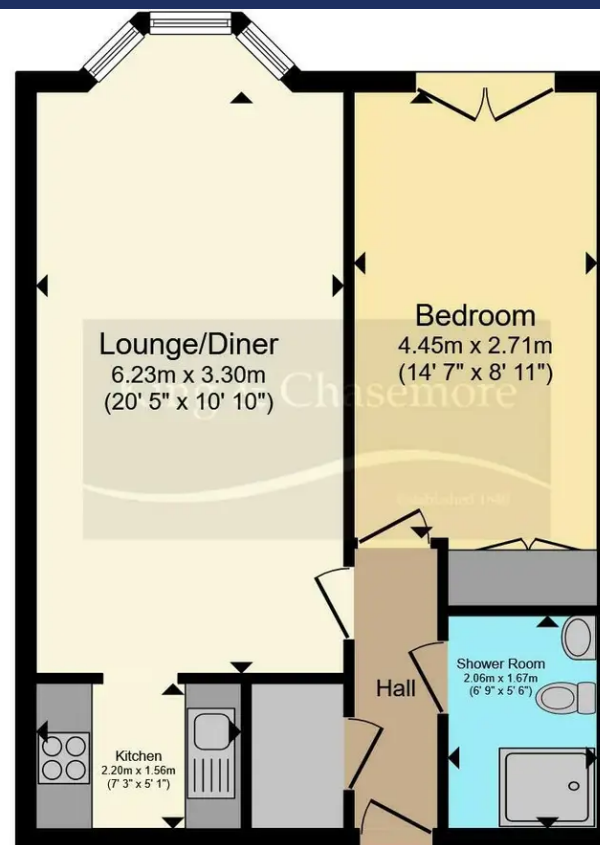
Viewing highly recommended.





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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Total floor area 48.4 sq.m. (521 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Whitlocks Estate Agents - Bognor Regis & Pagham

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