



**WHITLOCKS**  
ESTATE AGENTS

Flat 1a, Elizabeth Court Victoria Road South, Bognor Regis  
£170,000





## No Forward Chain

Whitlock's Estate Agents are delighted to present this beautifully maintained ground-floor apartment, ideally positioned in a sought-after area, just a stone's throw from the Beach.

The property boasts its own private Entrance leading to a newly fitted Kitchen, complemented by a spacious Lounge/Dining Room with doors offering views and direct access to the charming courtyard garden. Additionally, there is a generously sized double Bedroom and a modern fitted Shower room.

Outside, you'll find a quaint courtyard-style Garden, completely private to the property, creating a peaceful retreat.

There are also well-kept communal lawns with direct views and access to Bognor Regis Seafront, enhancing the appeal of this lovely home.

Viewing is a must!



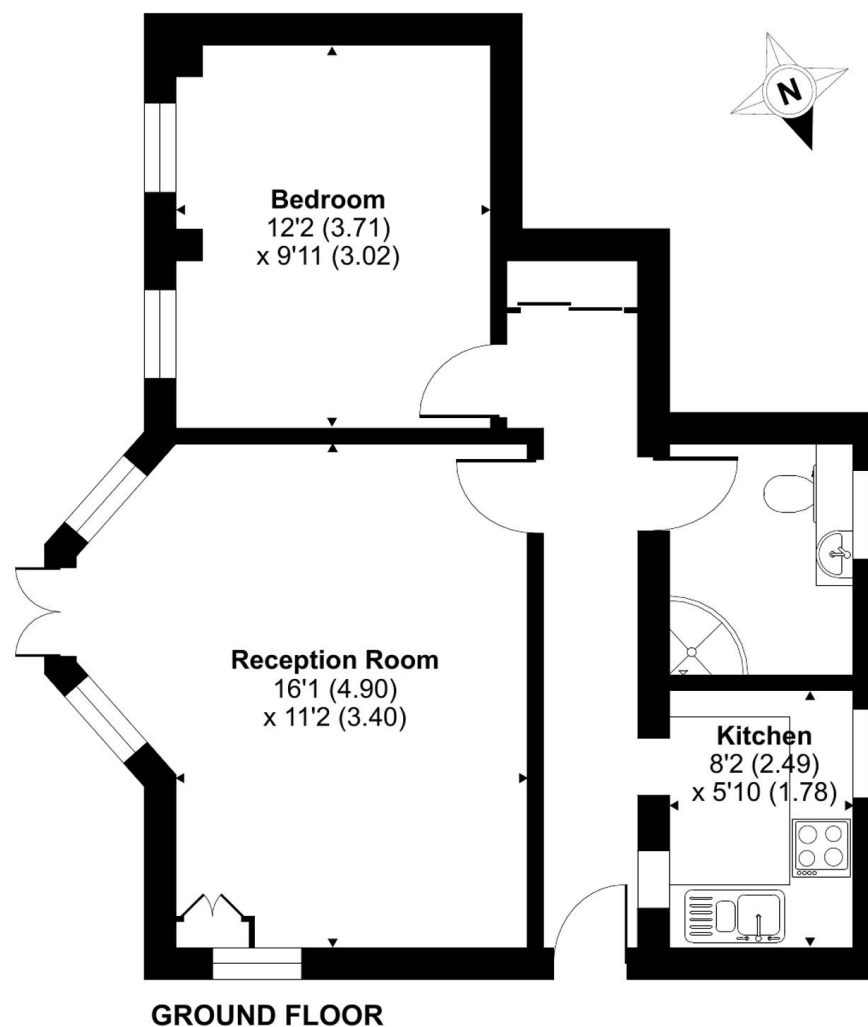
Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction 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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## Victoria Road South, Bognor Regis, PO21

Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Whitlocks Estate Agents. REF: 1168579







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C