



**WHITLOCKS**  
ESTATE AGENTS

53a Pevensy Road, Bognor Regis  
£200,000





Ideal Buy to Let or First Time Purchase!

Whitlocks Estate Agents are excited to present this rarely available and deceptively spacious Ground Floor Garden Apartment. Perfectly situated within close proximity to a wide range of amenities, reputable schools, and excellent transport links.

This charming apartment boasts its own private Entrance and Driveway, offering both privacy and convenience. The well-maintained front and rear Gardens provide an ideal outdoor space, while an outbuilding offers additional storage, perfect for bikes, tools, or garden equipment.

Inside, the property features two generously sized double Bedrooms, offering ample space and versatility. The large Lounge and Dining room is perfect for relaxation and entertaining, and the modern fitted Kitchen comes equipped with a range of integrated appliances, ensuring a sleek and functional space for cooking and dining. The contemporary Shower Room is also fitted to a high standard, offering a refreshing and modern feel.

Additional benefits include UPVC double glazing throughout for energy efficiency, and gas-fired central heating for year-round comfort.

Currently let at £1,150 per calendar month, this Apartment represents a fantastic investment opportunity, providing immediate rental income in a highly sought-after area, alternatively could be purchased by someone looking to occupy the property.

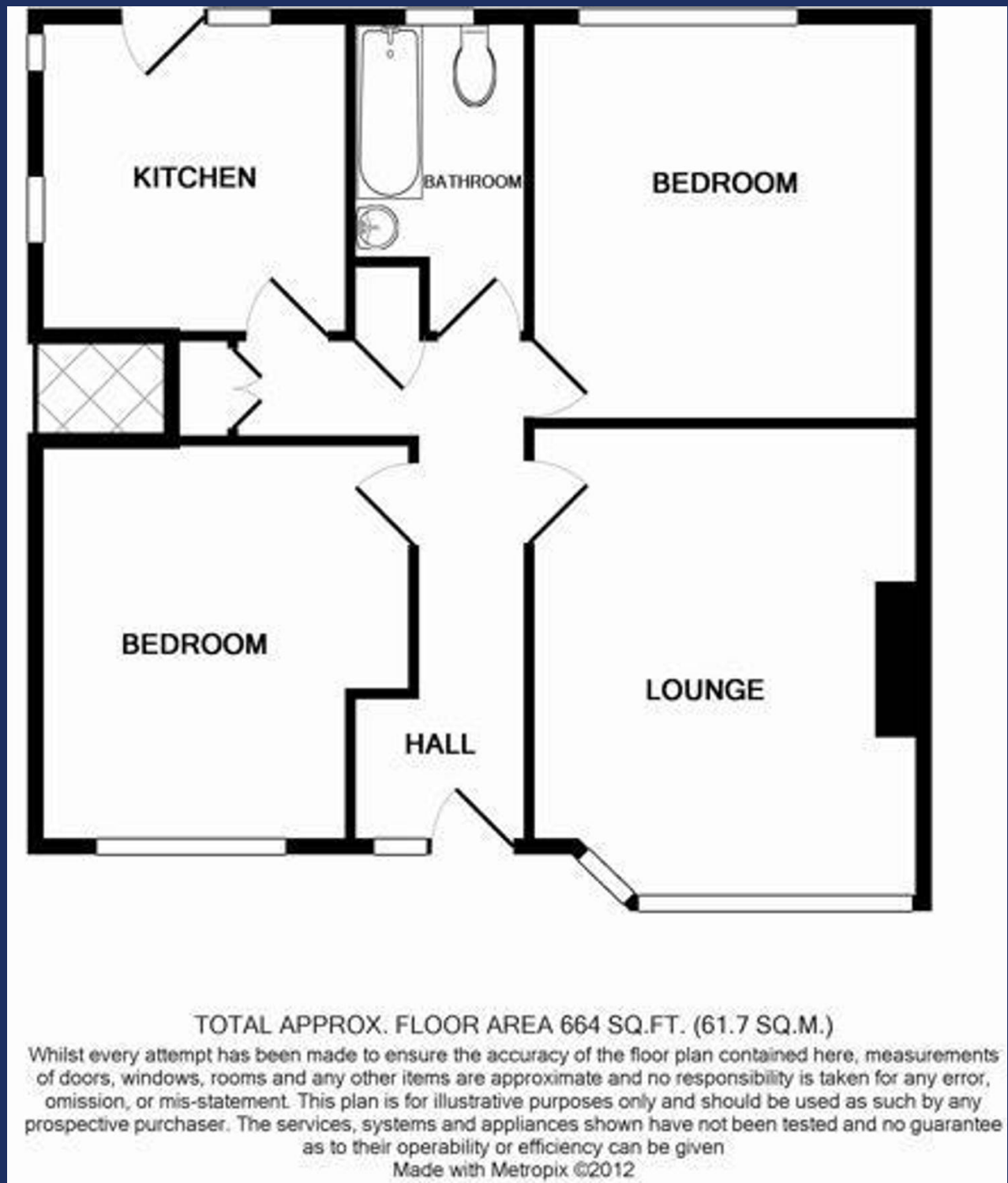
Further benefits include the balance of a long lease and reasonable maintenance charges.

Please note that a Whitlocks Estate Agents staff member's relative is selling this property.



Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

- Fantastic Buy-to Let Investment or First Purchase
- Ground Floor Garden Apartment
- Modern Kitchen and Shower Room
- Generous Size Lounge / Dining Room
- UPVC Double Glazing and Gas Fired Central Heating
- Private Front and Rear Garden
- Private Driveway with Gated Access
- Walking Distance to a Variety of Amenities
- Low Maintenance Charges and Long Lease







## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Tenure: Leasehold

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C