



**WHITLOCKS**  
ESTATE AGENTS

Flat 10, Elizabeth Court Park Terrace, Bognor Regis  
£150,000





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

The property boasts an elongated Entrance Hall leading to the fitted Kitchen with access to the rear of the property which is also complemented by a spacious Lounge/Dining room. Additionally, there is a generously sized double Bedroom and a modern fitted Bathroom.

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

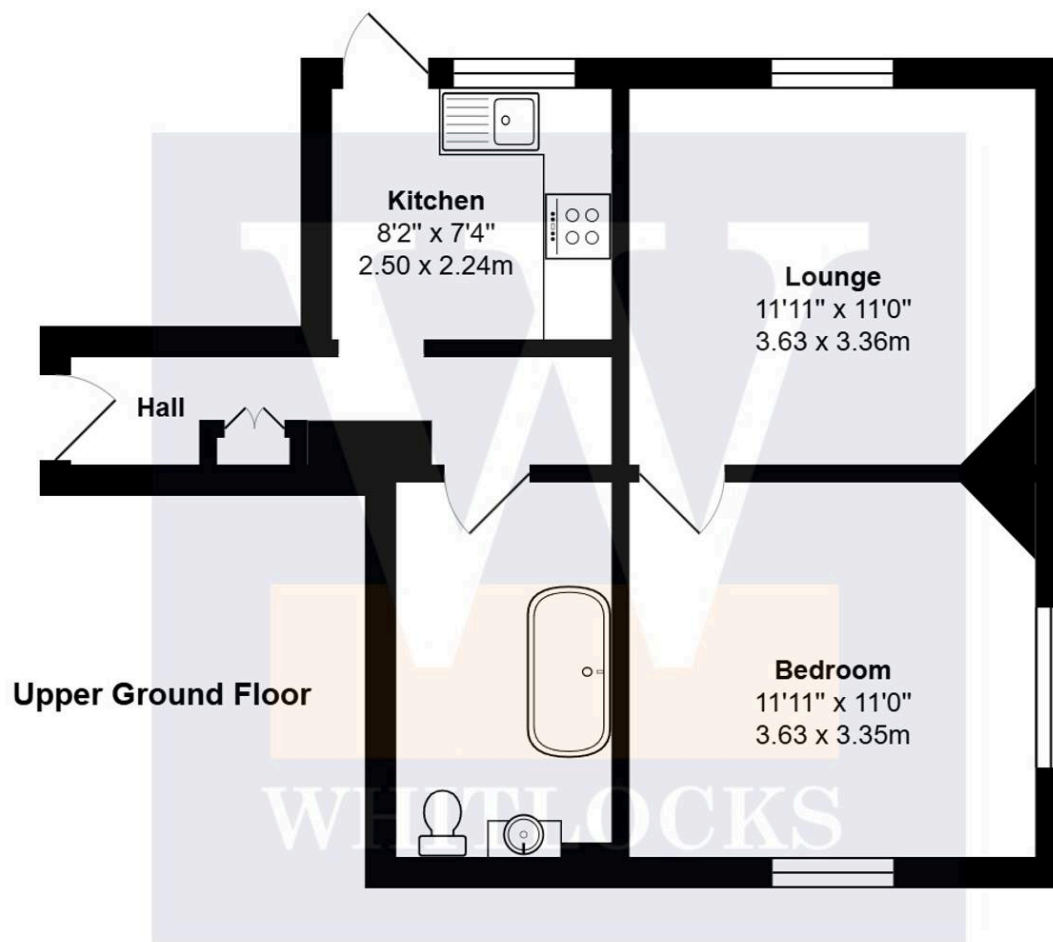
On street parking is also available surrounding the property.

The property would make an ideal first time purchase or buy to let investment.



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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Upper Ground Floor

Total Area: 468 ft<sup>2</sup> ... 43.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2024





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D