



**WHITLOCKS**  
ESTATE AGENTS

Flat 1, 108 Hawthorn Road, Bognor Regis  
£180,000





### *No Service Charge!*

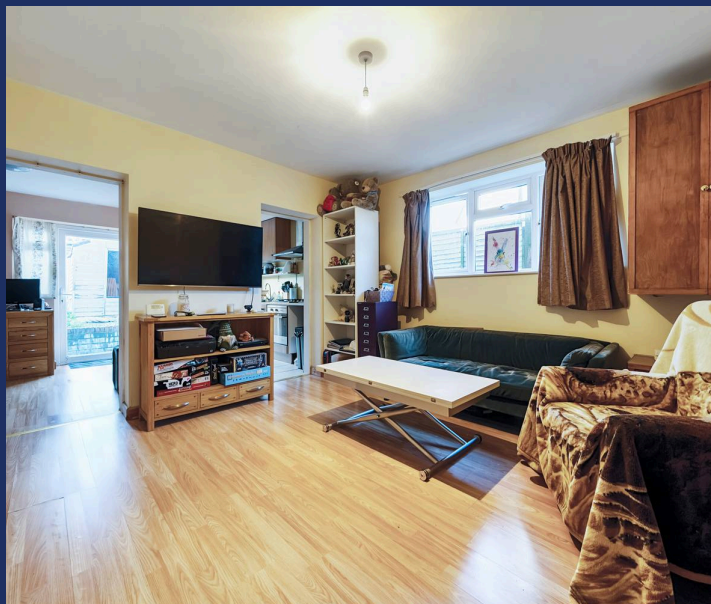
This ground floor flat offers a functional and convenient living space, situated walking distance from a variety of amenities and transport links, this property offers the perfect opportunity for first time buyers or buy to let investors.

The property briefly comprises of a spacious Lounge, fitted Kitchen, a Bathroom, separate W/C and a further bedroom that is currently being used as an office space.

Additional Highlights is UPVC Double Glazing and Gas Fired Central Heating throughout.

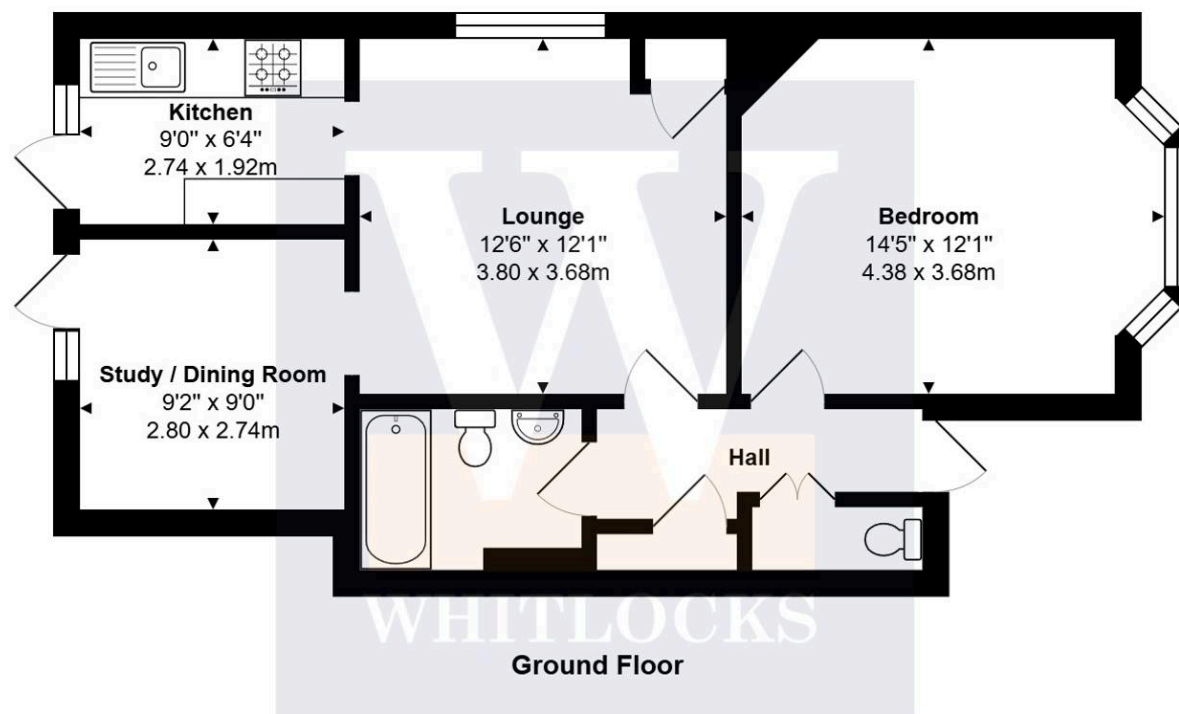
The property also benefits from a private garden, offering an outdoor space to use as you wish, and a driveway with space for one car.

With 556 sq. ft. of living space and a long lease of 991 years, this property is a straightforward option for someone looking for a manageable home.



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 Area: 556 ft² ... 51.6 m²

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: C

EPC Environmental Impact Rating: C