



WHITLOCKS
ESTATE AGENTS

Flat 3, Sabey Court Albert Road, Bognor Regis
£240,000

- No Forward Chain
- First Floor Purpose Built Apartment with Sea Views
- Two Double Bedrooms with Fitted Wardrobes
- Spacious Lounge / Dining Room
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- UPVC Double Glazing and Gas Fired Central Heating Throughout
- Private Garage and Allocated Parking
- Just a Short Walk away from a Variety of Amenities and the Sea
- Positioned in a Popular Location

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Whitlocks Estate Agents are delighted to bring to the market this immaculately presented First Floor Apartment positioned on the outskirts of Bognor Regis Town and is offered to the market with No Forward Chain.

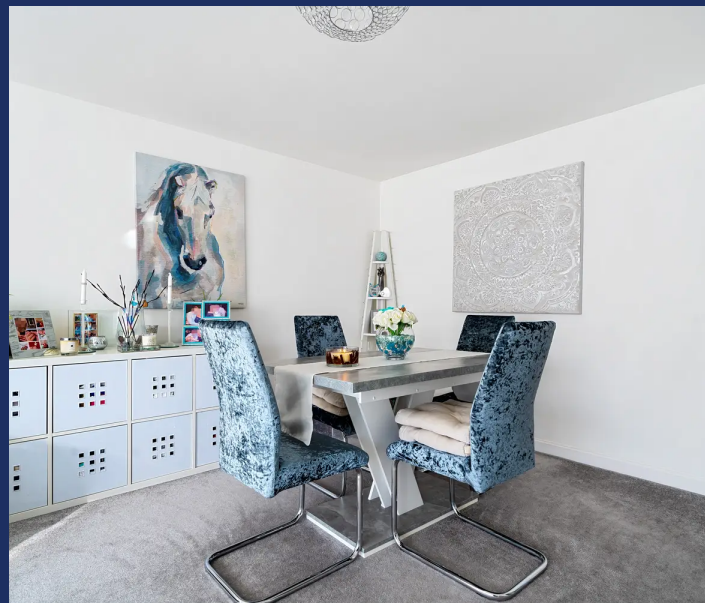
The property has been completely redecorated throughout by the current owners to a very high standard in our opinion, the Apartment comprises of an extremely spacious Entrance Hall with doors leading to all of the rooms, there is a sizeable Lounge / Dining Room which leads through to the covered Balcony which makes the perfect Sun Room and benefits from Sea Views. Furthermore there is a modern fitted Kitchen, which houses a full range of appliances.

There is also two Double Bedrooms which both benefit from built in wardrobes, there is also a modern fitted Shower Room.

Further benefits include UPVC Double Glazing, Gas Fired Central Heating, as well as Lift access to all of the floors.

Outside there is a private Garage which benefits from both power and a water supply, the current owners have their washing machine stored in there, there is also residents parking that works on a first come first serve basis.

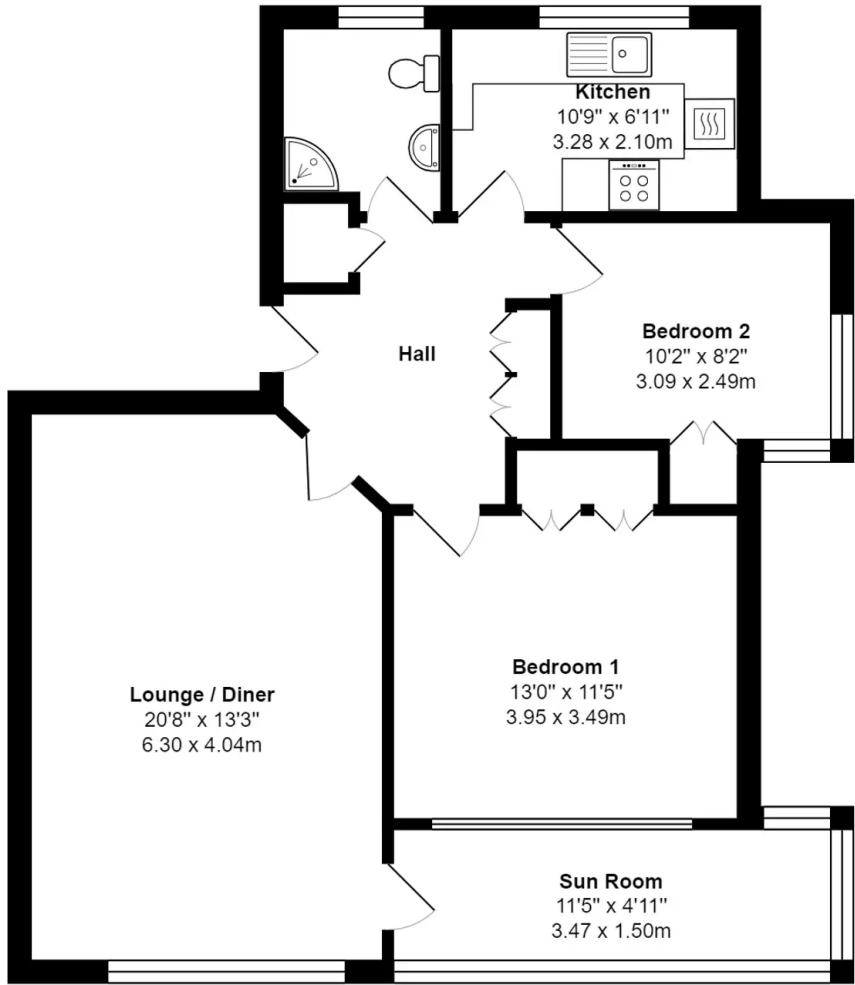
Viewing is a must to appreciate the spacious and modern accommodation this property has to offer!





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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Ground Floor

Total Area: 803 ft² ... 74.6 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.
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