



WHITLOCKS
ESTATE AGENTS

28 St. Thomas Court, Bognor Regis
In Excess of £210,000



No Forward Chain

This spacious First Floor Maisonette has been completely refurbished throughout and is offered to the market with no onward chain.

This property would make a perfect first-time purchase or buy-to-let investment.

On completion the existing lease will be extended by a further 90 years, in addition to the current 62. The Lease will therefore will be 152 years remaining at no additional cost to the purchaser.

Located in Pagham, a coastal Village with a variety of amenities on the doorstep including Pagham Beach, Harbour and Nature Reserve.

The accommodation has the advantage of a private entrance and is arranged over two floors. On the first floor, there is a fitted Kitchen, and a generous size Lounge / Dining Room with lovely views over the Communal Gardens and access onto the Balcony.

On the second floor, two double Bedrooms can be found and a fitted Bathroom.

Further benefits include UPVC Double Glazing and Gas Fired Central Heating, the boiler having been replaced in February 2023.

Outside, the property benefits from its own south-facing private Balcony and there are well-maintained Communal Gardens for the residents to enjoy.

There is a car park in the development offering parking on a first-come-first-serve basis and there is also plenty of on-street parking.



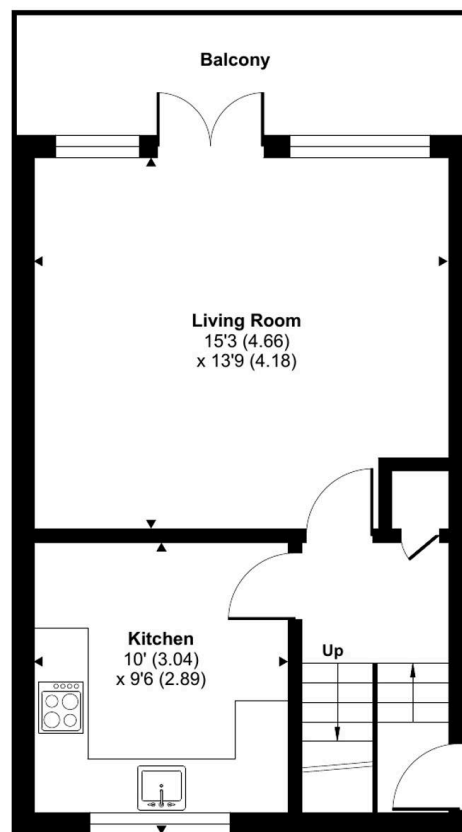
Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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.

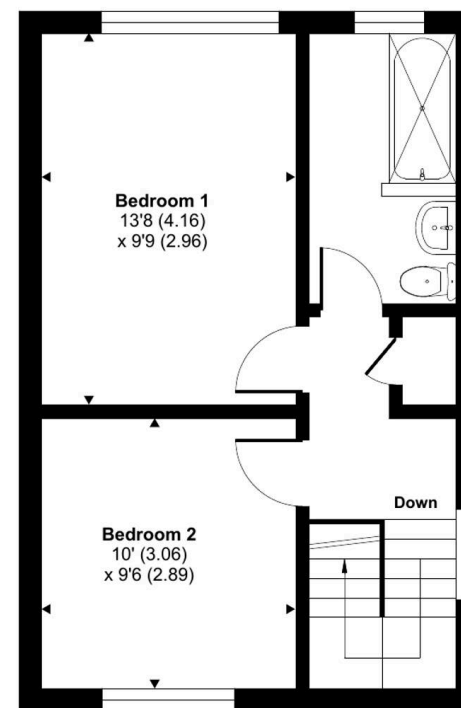
St. Thomas Court, Bognor Regis, PO21

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Whitlocks Estate Agents. REF: 1306767





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D