





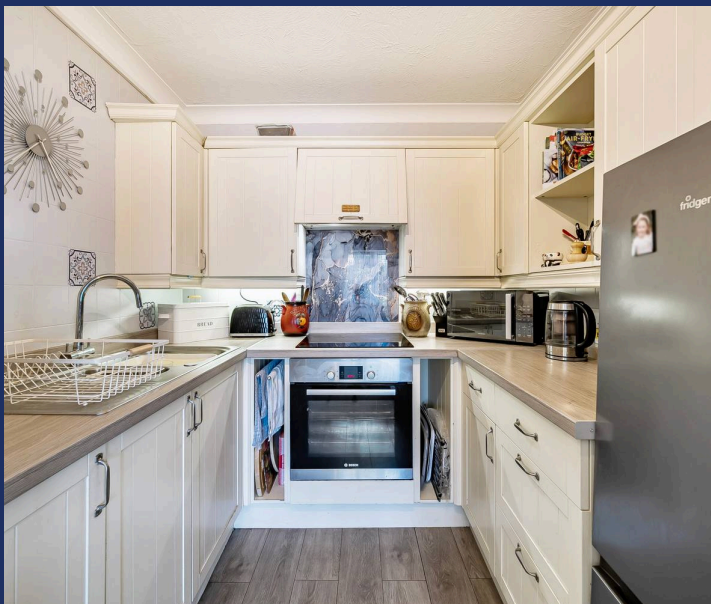


A beautifully presented and highly desirable ground floor retirement apartment (for ages 60 and over) located in the heart of Bognor Regis, offered to the market with no onward chain.

Originally configured as a two-bedroom property, it has been thoughtfully reworked to create a very spacious open-plan layout, with the living room flowing seamlessly into the dining area. The second bedroom can easily be reinstated if required. The accommodation now comprises a double bedroom with built-in wardrobes, a generous living room, a dining area with direct access to the communal garden, a well-fitted kitchen, and a modern bathroom.

Additional benefits include UPVC double glazing, electric heating, a 24-hour care line, and an on-site house manager. The development itself has much to offer its residents, including a communal lounge and games room for socialising, a laundry room, charging facilities for mobility scooters, and ample parking.

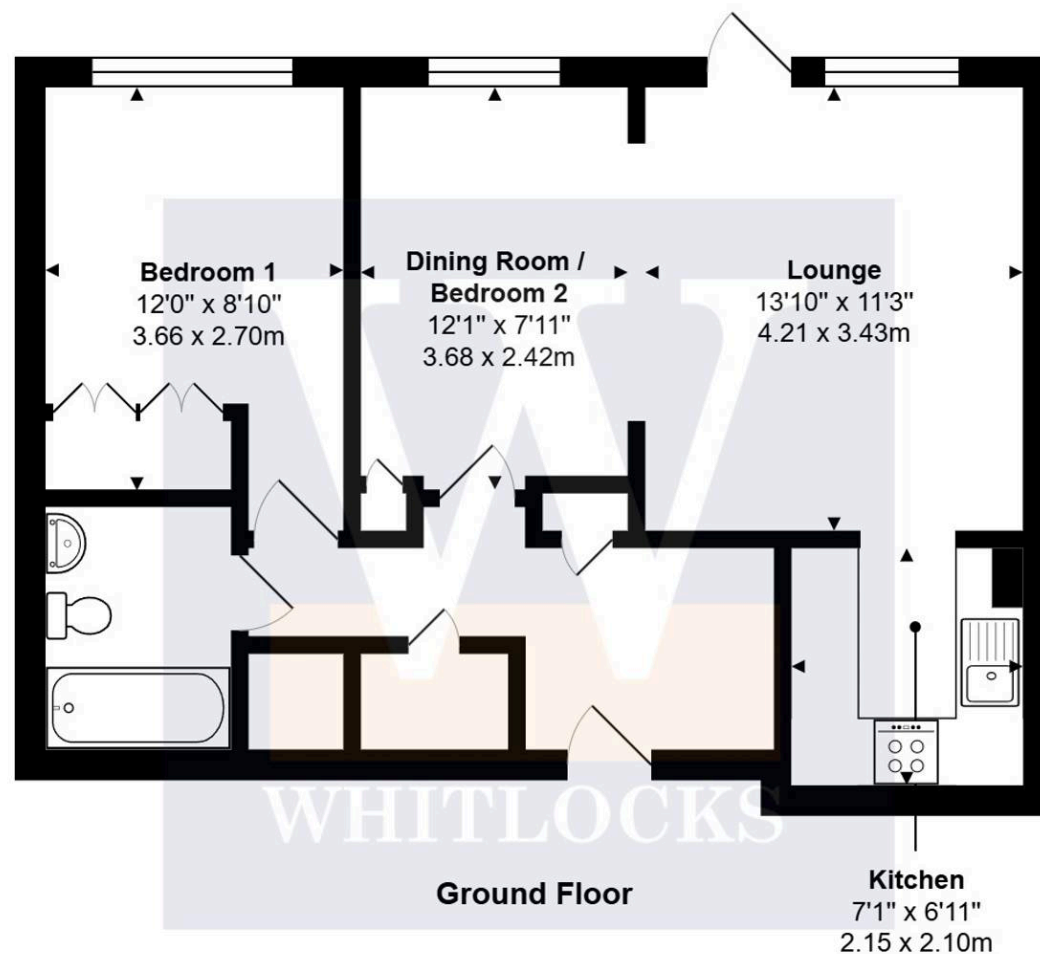
Perfectly located within a short stroll of the seafront, promenade, and Bognor Regis town centre, this property offers an ideal blend of comfort, security, and convenience, making it a rare and attractive opportunity for those seeking an enjoyable and active retirement lifestyle.





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 Approx. Floor Area 592 ft<sup>2</sup> ... 55.0 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025





## 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: D