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ESTATE AGENTS

25 Carlingford Court, Bognor Regis
£170,000



Fantastic Opportunity for First-Time Buyers or Investors

This well-presented second-floor apartment offers an excellent opportunity for first-time buyers or buy-to-let investors.

Step inside to a welcoming hallway that leads to a bright and generously sized lounge, perfect for relaxing or entertaining. The fitted kitchen provides ample storage and workspace, while two comfortable double bedrooms and a modern bathroom complete the accommodation.

The apartment has been freshly redecorated and fully recarpeted throughout, giving it a clean, contemporary feel. Additional benefits include UPVC double glazing and gas-fired central heating for year-round comfort.

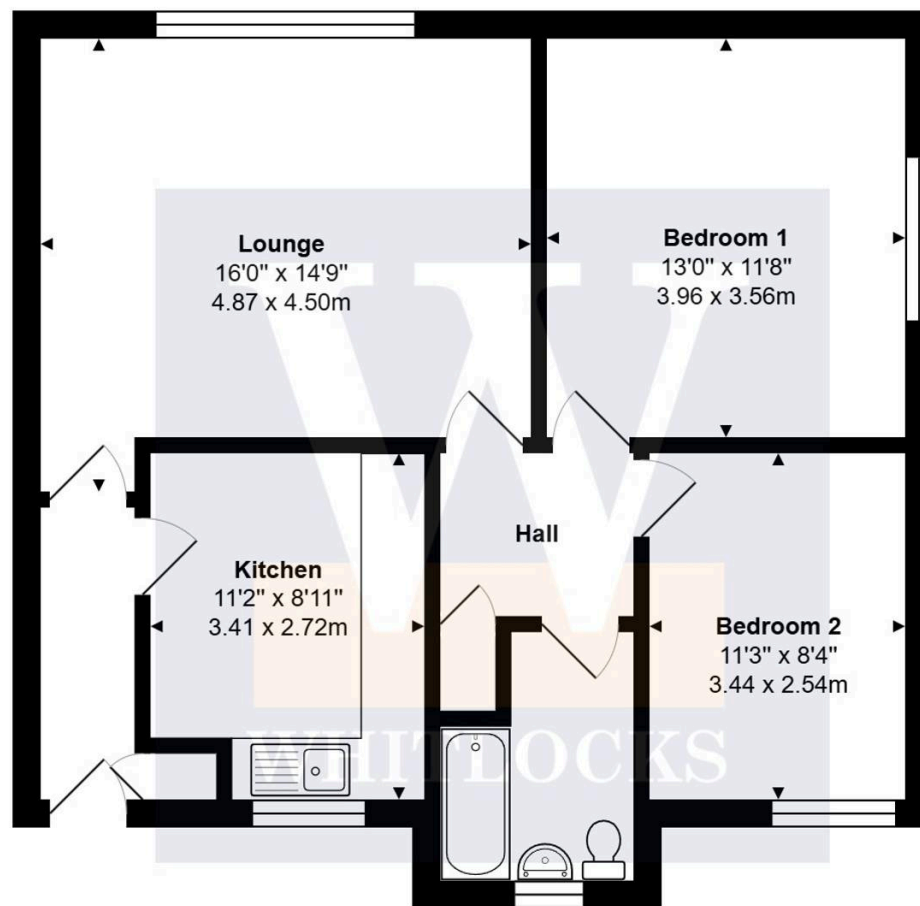
Outside, residents can enjoy communal gardens, along with the convenience of a garage in a nearby compound and an allocated parking space.

Early viewing is highly recommended to fully appreciate all that 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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First Floor

Total Approx. Floor Area 716 ft² ... 66.5 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 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

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: B

EPC Environmental Impact Rating: B