



**WHITLOCKS**  
ESTATE AGENTS

Flat 2, Deal House, 11 Sturges Road, Bognor Regis  
In Excess of £140,000





**An excellent opportunity for first-time buyers or buy-to-let investors.** This property boasts its own private entrance and offers well-presented accommodation throughout. The layout comprises an open-plan kitchen and lounge area, with the kitchen in good condition and complete with a washing machine and fridge freezer. There is also a spacious double bedroom and a fitted bathroom.

Additional benefits include allocated parking and access to attractive communal gardens for residents to enjoy.

Lease: 154 Years Remaining



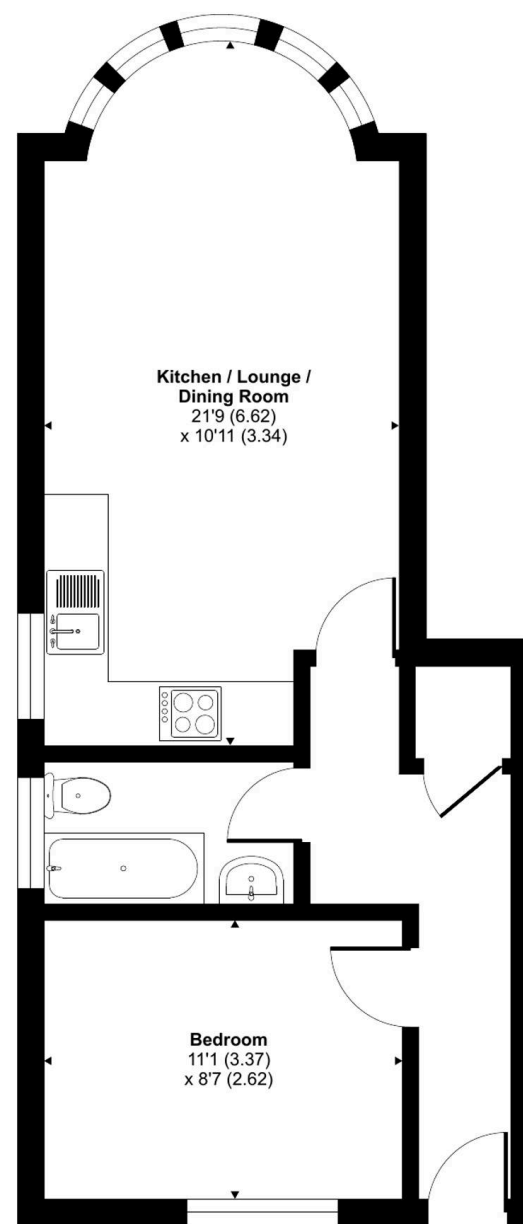
Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction 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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## Sturges Road, Bognor Regis, PO21

Approximate Area = 431 sq ft / 40 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Whitlocks Estate Agents. REF: 1350416







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E