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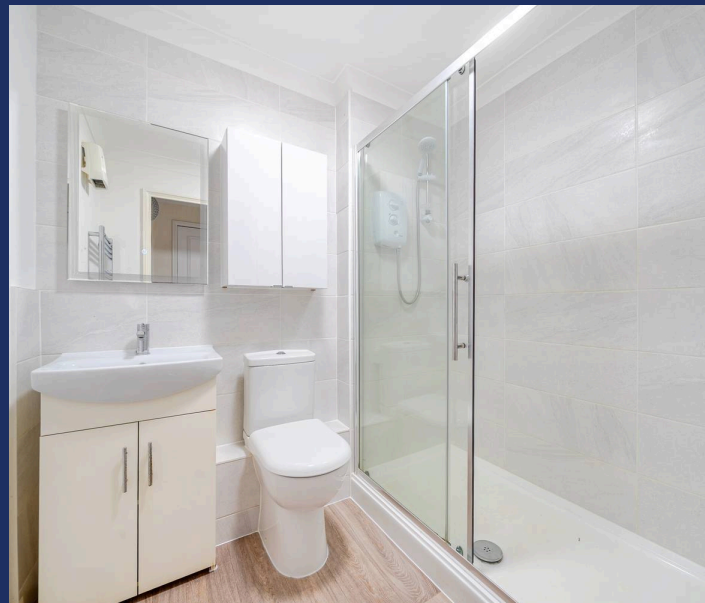
Flat 44, Seaward Court West Street, Bognor Regis
£80,000



This charming first-floor retirement apartment is perfectly positioned in the highly sought-after Seaward Court, right in the heart of Bognor Regis. Just a short stroll from the pier, beach, promenade, and a wide range of shops, it offers the ideal blend of seaside living and convenience. The apartment enjoys delightful sea views and benefits from the support of the on-site house manager and a Careline system. Seaward Court itself provides a welcoming communal entrance with a security entry phone system, lift and stair access to all floors.

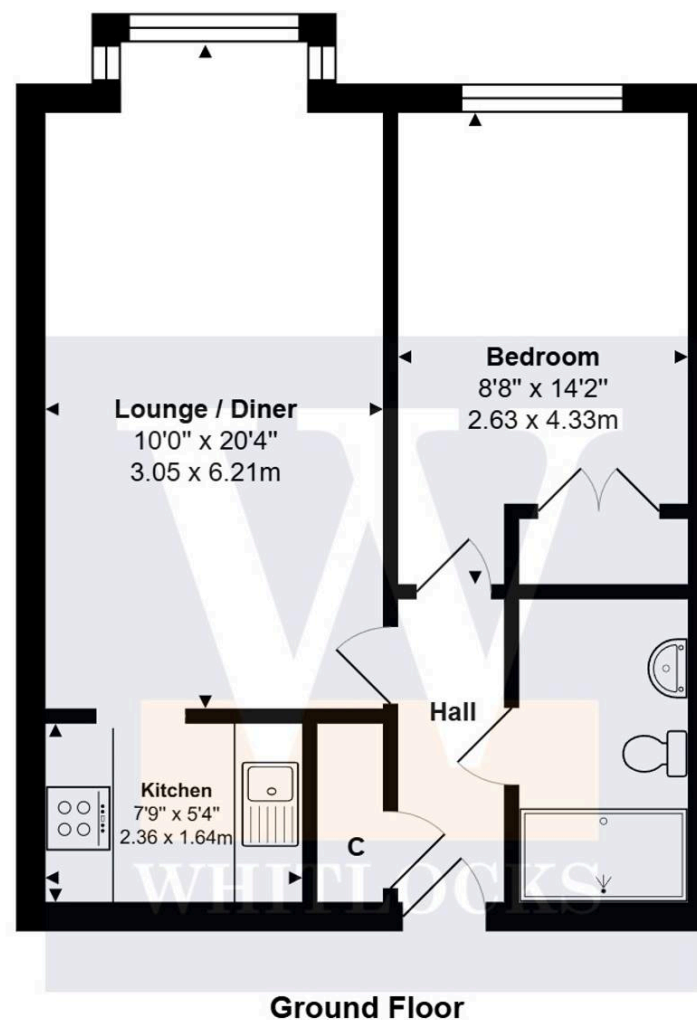
Inside, the apartment is newly decorated providing a bright and spacious apartment, featuring an entrance hall, a sitting and dining area with bay windows that capture views of Bognor Beach and the Bowls Club. There is a comfortable double bedroom with a fitted wardrobe and an adjacent shower room.

Residents also enjoy communal amenities including a lounge, laundry facilities, and non-allocated parking. With a circa 150-year lease and service charges and ground rent of approximately £1,900 per year, this apartment represents a superb opportunity for retirement living by the sea.



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 Area: 472 ft² ... 43.8 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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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: