



**WHITLOCKS**  
ESTATE AGENTS

Flat 1, 210 London Road, Bognor Regis  
Guide Price £175,000



This converted apartment is full of character and offers town centre living with the benefit of a private south facing courtyard.

As you enter there is a good sized sitting/dining room complete with both a feature fire and access out into the courtyard.

Off this space there is an updated bathroom and a fitted kitchen, the latter benefiting from floor tiles.

The master bedroom is a good sized double and has a bay window.

The second bedroom, also a double room has access out into the courtyard.



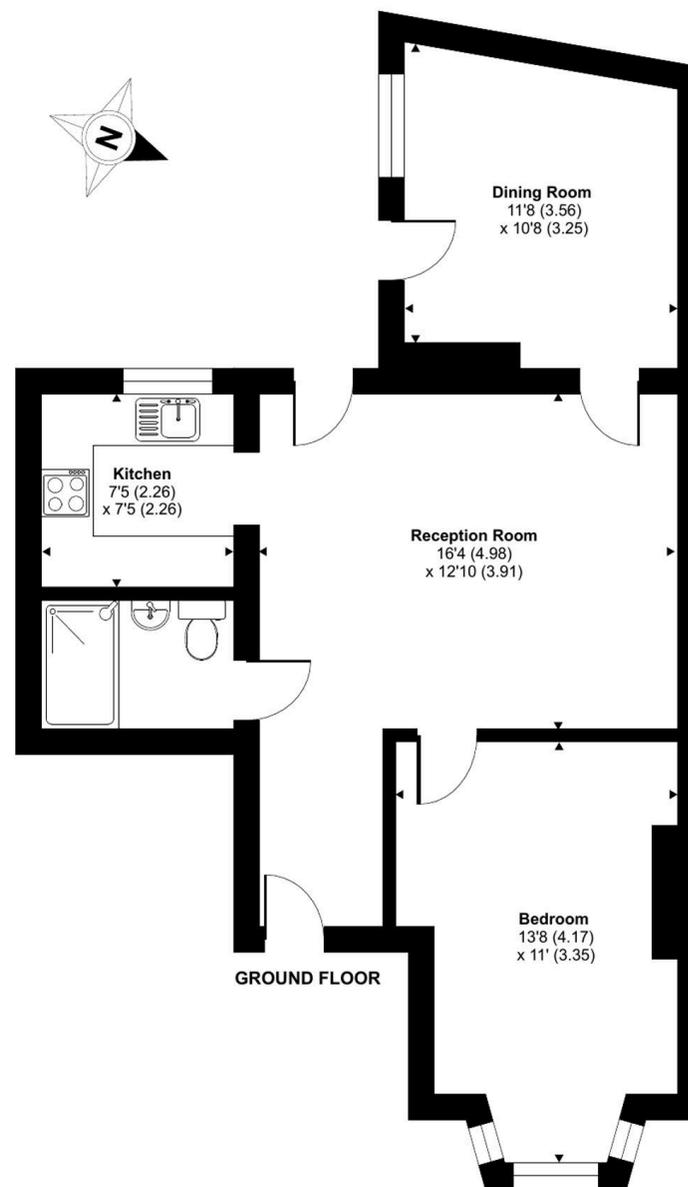
Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction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

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale





## 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: C