



WHITLOCKS
ESTATE AGENTS

41 West Street, Bognor Regis
£110,000



This well-presented one-bedroom ground floor flat offers an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located and easy-to-maintain home close to the heart of Bognor Regis.

The property is thoughtfully arranged to make the most of the available space, with a bright living room featuring an attractive bay window that allows for plenty of natural light and provides ample room for both relaxing and dining.

The kitchen is positioned separately from the main living area and offers practical worktop and storage space, ideal for everyday use. The double bedroom is well-proportioned and benefits from built-in storage, creating a comfortable and functional retreat. A bathroom with a white suite completes the accommodation.

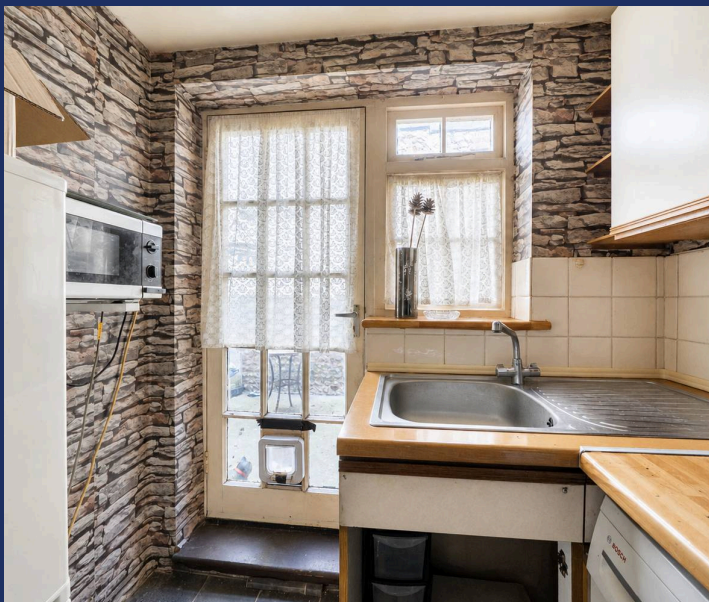
Further benefits include double glazing, neutral décor throughout and the added advantage of an off-street parking space located to the rear of the property - a real bonus for buyers in this central location.

Ideally situated within easy reach of local shops, cafés, restaurants and excellent transport links, the property is perfectly placed for enjoying everything Bognor Regis town centre and the seafront have to offer.

Combining convenience, practicality and character, this charming flat represents a fantastic opportunity and early viewing is highly recommended.

Please note: Certain marketing images have been digitally enhanced for illustrative purposes to showcase the property's potential.

The property is available to cash buyers only due to the low lease term.



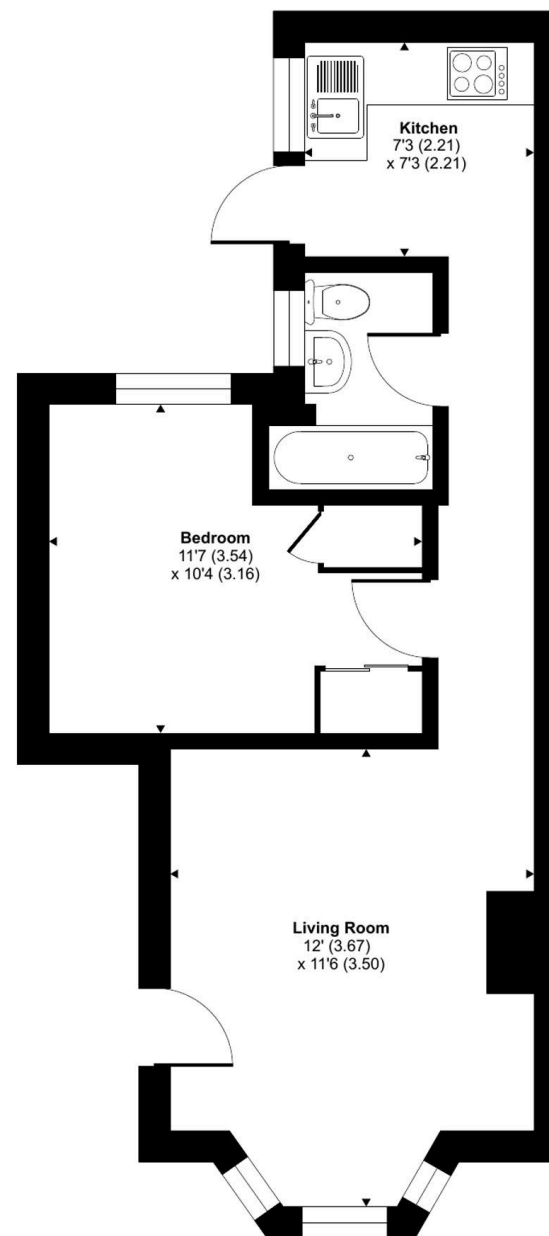
Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction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

Approximate Area = 398 sq ft / 36.9 sq m

For identification only - Not to scale

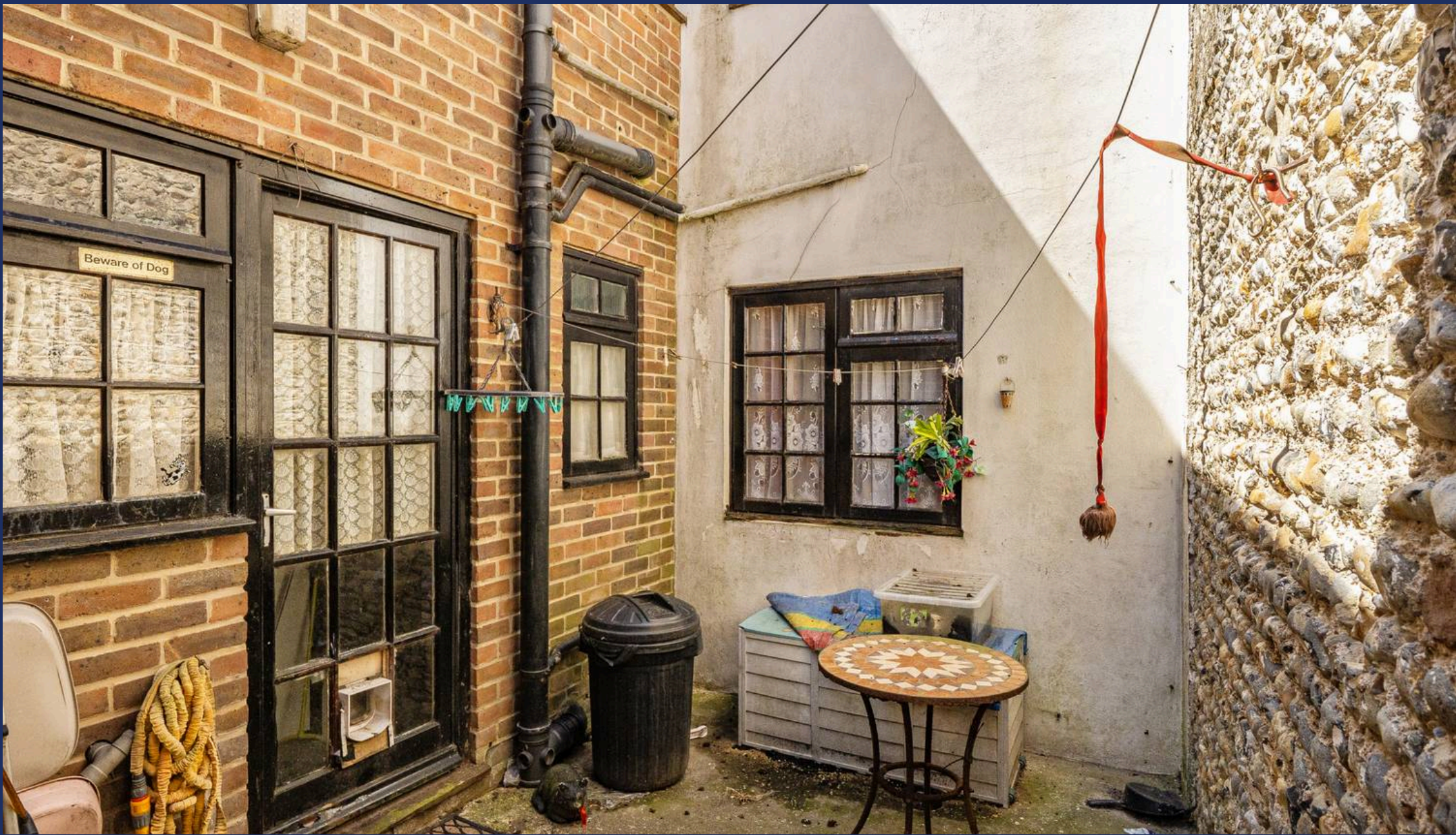


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Whitlocks Estate Agents. REF: 1459358





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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E