



**WHITLOCKS**  
ESTATE AGENTS

Flat 1, Aston Court Lyon Street, Bognor Regis  
£100,000



Sold to a waiting buyer

This well-presented one-bedroom ground-floor apartment offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, investors or those seeking a low-maintenance home close to local amenities and the seafront.

Upon entering the property, you are welcomed by a central hallway providing access to all principal rooms. The impressive reception room is a particular feature of the home, offering generous proportions and ample space for both living and dining areas. Large windows allow plenty of natural light to flood the room, creating a bright and inviting atmosphere.

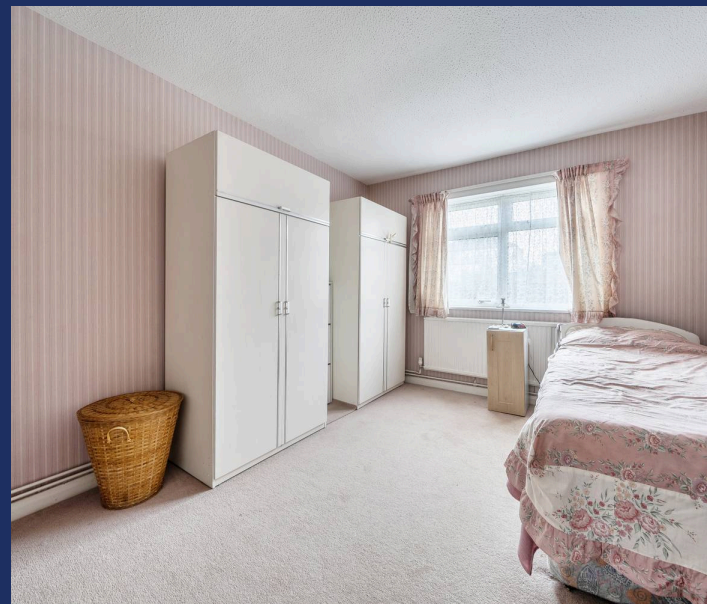
The separate kitchen is fitted with a range of units and provides ample worktop and storage space, making it both practical and functional for everyday living.

The double bedroom is well-proportioned and benefits from built-in wardrobes, offering excellent storage while comfortably accommodating a range of bedroom furniture. The accommodation is completed by a bathroom fitted with a three-piece suite comprising a bath, wash hand basin and WC.

Further benefits include additional storage cupboards, a practical layout and well-maintained communal areas. The apartment is conveniently located within easy reach of local shops, amenities, transport links and the seafront, making it ideally suited to a variety of purchasers.

Offering spacious accommodation and excellent value, this attractive apartment presents a fantastic opportunity to acquire a comfortable home in a popular location.

Early viewing is highly recommended to fully appreciate the space and convenience on offer.

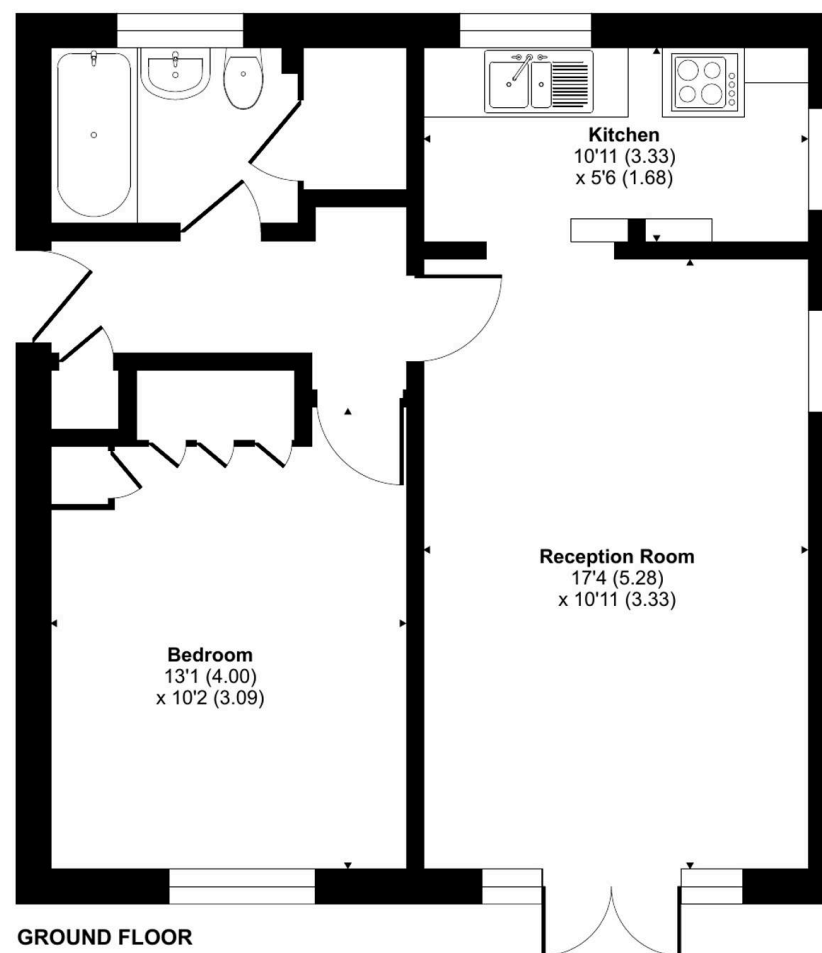


Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction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

Approximate Area = 502 sq ft / 46.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1471201





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: