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Flat 11, Mill House 7-8 Marine Drive West, Bognor Regis
In Excess of £200,000



This well-proportioned two-bedroom second floor apartment offers bright and spacious accommodation in a highly desirable coastal location, making it an ideal purchase for first-time buyers, investors, downsizers, or those seeking a seaside home.

The property is accessed via a welcoming entrance hall, which provides access to all principal rooms. The generous reception room offers a bright and comfortable living space, ideal for both relaxing and entertaining, with ample room for lounge and dining furniture. From the living room, attractive sea views can be enjoyed, adding to the apartment's coastal appeal.

The separate kitchen is fitted with a range of units and provides practical workspace and storage, creating a functional environment for everyday living. A breakfast bar offers the perfect spot to dine or enjoy a morning coffee while taking in the sea views.

There are two well-proportioned double bedrooms, both offering excellent versatility and ample space for furnishings. The accommodation is further complemented by a bathroom incorporating a WC, providing convenience for everyday living.

The apartment benefits from a practical layout, generous room proportions, and excellent natural light throughout. A particular advantage is the rear parking area, providing convenient off-road parking away from the often busy seafront and surrounding roads.

Situated in a sought-after location close to the seafront, local amenities and transport links, the property offers an enviable blend of convenience and coastal living.

Whether you are looking for a permanent residence, investment opportunity or lock-up-and-leave seaside retreat, this attractive apartment offers excellent potential and is not to be missed.

Early viewing is highly recommended to fully appreciate the accommodation, sea views and location on offer.



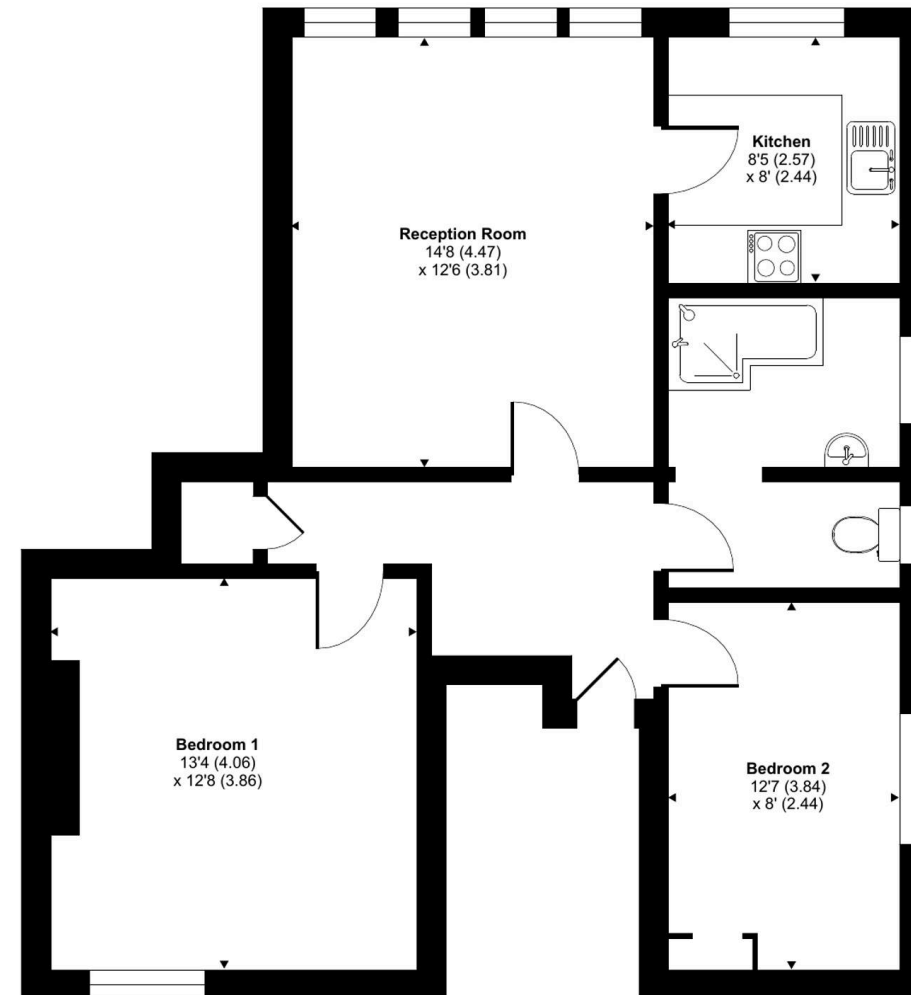
Local amenities including restaurants, independent shops and a Tesco Express convenience store can be found in nearby Aldwick Road. Along the road 100 yards to the West is the friendly and locally revered Waverley pub, adjacent to Marine Park Gardens and leading to the larger West Park open space with Cafe. These host many community events, in addition to their food and drink offerings. The excellent Bognor Regis Sailing Club can be found a similar distance to the East. The Aldwick end of Bognor Regis Promenade is within a few metres' walk of the building, providing a picturesque stroll and ease of access along to the nearby town centre, railway station, pier, Felpham and Aldwick. The railway station provides fantastic direct transport links to London Victoria and Gatwick Airport. The town also benefits from its own small hospital, less than a mile away. Bognor Regis leads the UK with over 1900 sunshine hours each year, making it an excellent choice for any outdoor enthusiasts.

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Marine Drive West, Bognor Regis, PO21

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



SECOND FLOOR



Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C