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ESTATE AGENTS

Oakland Court, Nyetimber Lane, Bognor Regis

Guide Price £70,000



This well-presented one-bedroom ground floor retirement apartment, exclusively for the over 60s, offers comfortable, low-maintenance living in a peaceful and convenient setting, making it an ideal choice for those looking to downsize. The accommodation comprises an entrance hall leading to a bright lounge with a bay window, providing a welcoming living space filled with natural light. The separate fitted kitchen offers a range of wall and base units with ample worktop space and room for everyday appliances.

The double bedroom is well-proportioned and benefits from built-in storage, while the bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Decorated in neutral tones throughout, the apartment is ready for immediate occupation while still offering scope for a purchaser to personalise. Further benefits include a secure communal entrance, a communal utility/laundry room and well-maintained communal gardens for residents to enjoy. Communal parking available on a first-come, first-served basis.

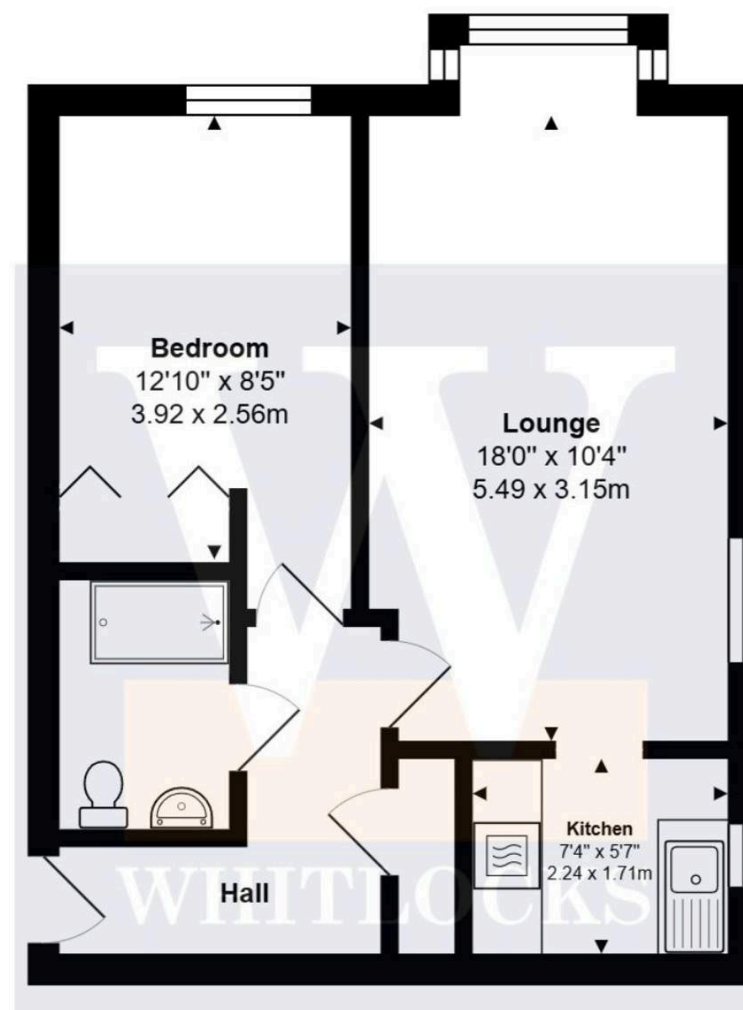
Ideally situated close to the local shopping parade and amenities, the property is also within easy reach of the charming village of Nyetimber, with its historic pubs and pleasant surroundings, as well as excellent public transport links.

Offering practical accommodation within a friendly retirement community, this is an excellent opportunity for those seeking a comfortable and convenient lifestyle. Early viewing is highly recommended.



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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Ground Floor

Total Area: 461 ft² ... 42.9 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: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: