



**WHITLOCKS**  
ESTATE AGENTS

St Thomas Court, Bognor Regis  
Guide Price £220,000



This beautifully presented two-bedroom flat offers stylish and comfortable living in the highly sought-after area of Pagham. Beautifully maintained throughout, the property is ideal for first-time buyers, those looking to downsize, or investors seeking a well-located home. The accommodation comprises a spacious lounge/dining room, providing a bright and welcoming space for both everyday living and entertaining. The modern fitted bathroom has been finished to a high standard, while both bedrooms are generously proportioned and enjoy an abundance of natural light. Further benefits include UPVC double glazing throughout and gas-fired central heating, ensuring comfort and energy efficiency all year round. The property also benefits from a well-maintained communal entrance and hallways, reflecting the high standard of the development.

Externally, the property is surrounded by attractive communal gardens, offering peaceful green spaces for residents to enjoy. Resident parking is available on a first-come, first-served basis, providing added convenience. Ideally situated, the flat is within easy reach of local shops, schools, everyday amenities and excellent transport links, with Bognor Regis town centre and the seafront just a short drive away.

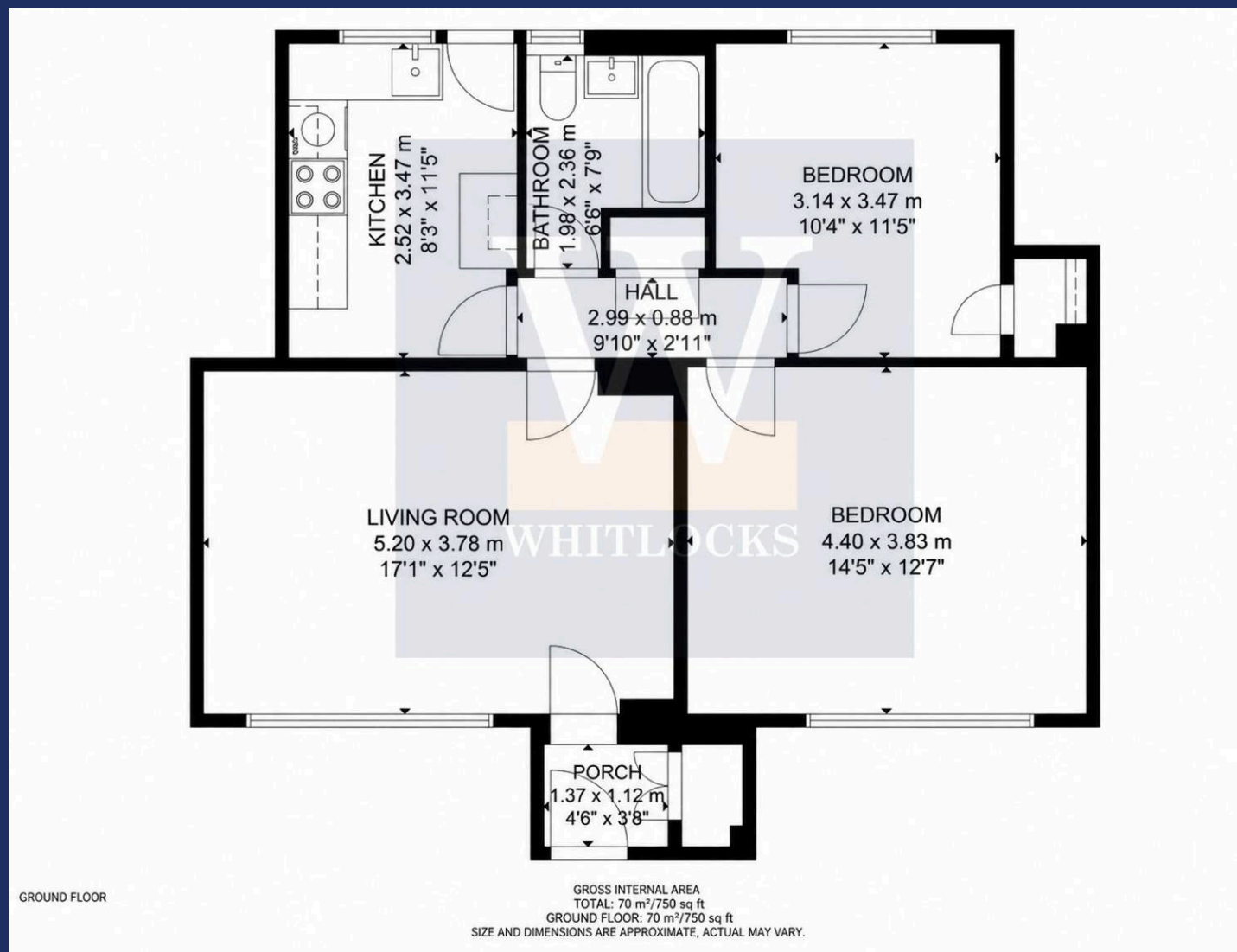


Combining well-presented accommodation, attractive communal grounds and a convenient location, this superb apartment represents an excellent opportunity to acquire a home in one of the area's most popular residential settings.

Viewing is highly recommended to fully appreciate everything this property has to offer.

Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holidaymakers. Located to the west away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offers a variety of walks and wildlife. The Beach area has the added benefit of a Cafe, Amusement and a Yacht Club and is a short walk away from St. Thomas A'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th Century Pubs can be found nearby in Nyetimebr Village less than half a mile away.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: B  
Tenure: Leasehold