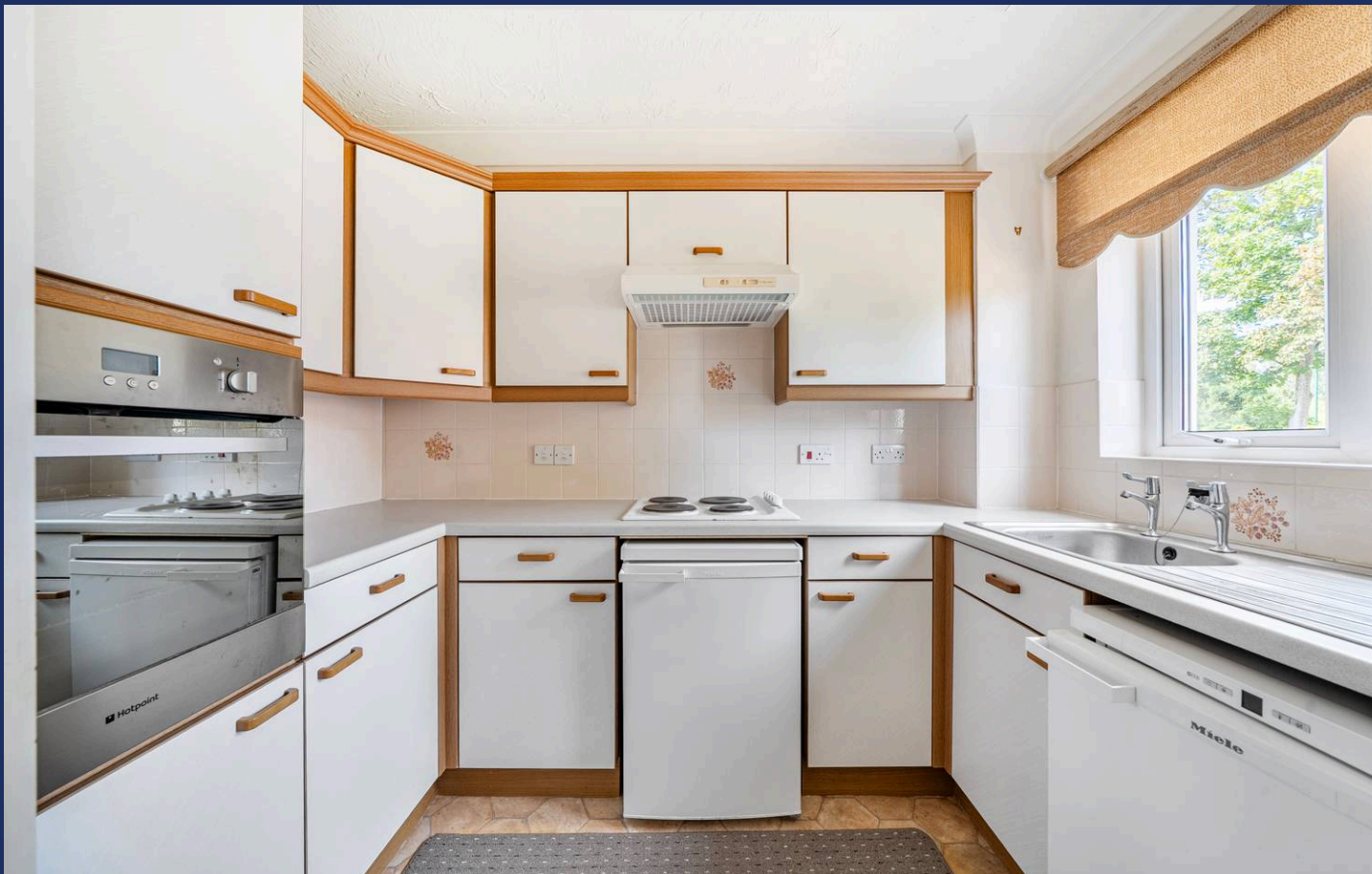




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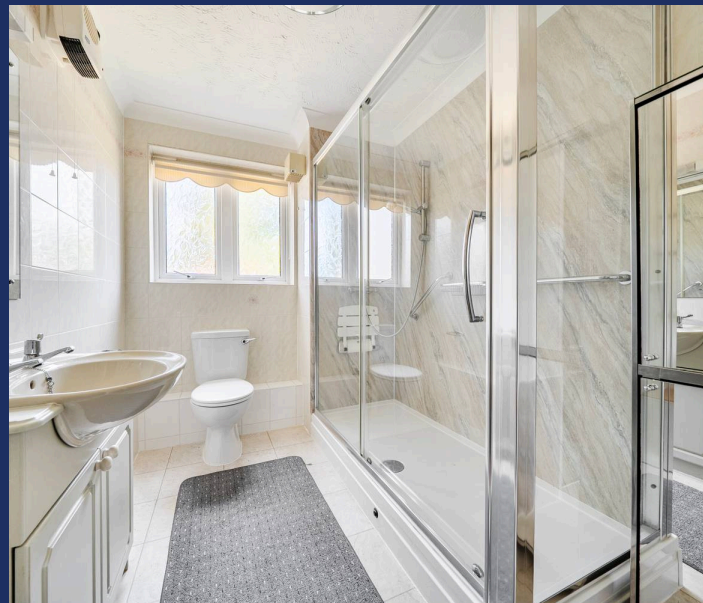
Flat 29, Buckingham Court Shrubbs Drive, Bognor Regis
£120,000



Presented in excellent condition throughout, this spacious two-bedroom first-floor apartment offers approximately 772 sq ft of well-proportioned accommodation, ideally situated within the popular Buckingham Court development. The property is accessed via a welcoming entrance hall, providing excellent storage and access to all principal rooms. At the heart of the apartment is the impressive 21'1" reception/dining room, offering generous space for both relaxing and entertaining, with an abundance of natural light creating a bright and inviting atmosphere. The separate fitted kitchen is thoughtfully arranged with a range of wall and base units, ample worktop space and room for appliances, making it both practical and functional for everyday living. There are two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes, while the second bedroom is equally generous in size and also features fitted storage, making it ideal as a guest room, home office or additional double bedroom. The bathroom is fitted with a modern white suite, complemented by contemporary tiling. Residents of Buckingham Court enjoy the benefit of beautifully maintained communal gardens, providing an attractive outdoor space to relax and unwind throughout the year. The development also features a welcoming communal residents' lounge, offering a sociable space to meet with neighbours or entertain visitors, together with residents' communal parking for convenient off-road parking. Buckingham Court is a well-maintained development, conveniently positioned within easy reach of local shops, amenities and excellent transport links. The property is also well located for access to the seafront, Bognor Regis town centre and the mainline railway station, providing direct services to London Victoria and destinations along the South Coast. Offering spacious accommodation, excellent communal facilities and a highly convenient location, this apartment would make an ideal first-time purchase, downsizer's home, holiday retreat or buy-to-let investment. Early viewing is highly recommended to fully appreciate the size, layout, excellent presentation and desirable setting of this superb apartment. Lease: Approximately 99 years remaining.



- Spacious First Floor Apartment
- Two Generous Double Bedrooms
- Impressive Living/Dining Room
- Separate Fitted Kitchen
- Modern Bathroom Suite
- Residents' Communal Lounge
- Beautifully Maintained Communal Gardens
- Residents' Communal Parking
- Convenient Access to Local Shops & Transport Links
- Ideal First-Time Purchase, Investment or Downsize



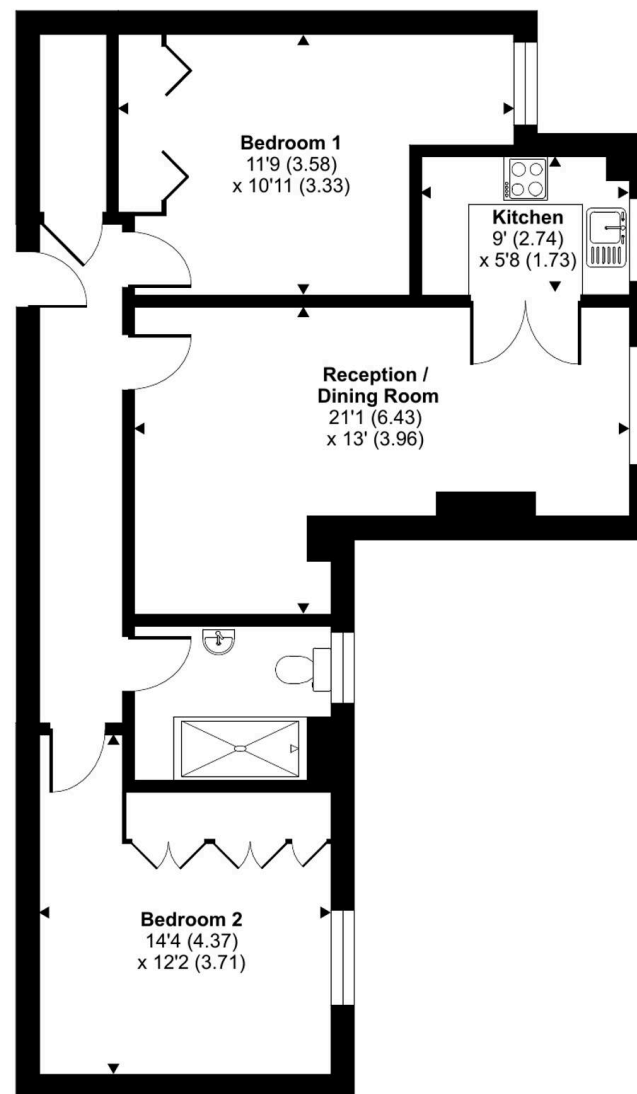
A small, charming coastal Village located to the east of Bognor Regis, offering a selection of amenities such as a Post Office, Convenience Stores, Café, Butchers, Health Centre, Chemist, Hardware Store, Hairdressers, Beauticians and many more! There is a popular Pub famous for its Sunday roasts, St Nicholas Church, a Community Centre, Playing Fields and Woodland Trust. Middleton Sports Club is also a hit with the locals and benefits from Tennis and Squash Courts, a Gym, Cricket Pitch, Restaurant and Bar. Middleton-On-Sea is home to beautiful, quiet sandy Beach, at mid to low tide you can walk in either direction towards the adjacent Villages of Felpham or Elmer. Located within easy access to Chichester, Arundel, Littlehampton as well as Bognor Regis Town Centre.

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Buckingham Court, Shrubbs Drive, Bognor Regis, PO22

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1486996







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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: