

WHITLOCKS
ESTATE AGENTS

Aston Court, Lyon Street, Bognor Regis

Guide Price £120,000







This well-presented one-bedroom first-floor apartment offers comfortable and thoughtfully arranged accommodation, exclusively available to residents aged 55 and over. With a spacious living room, separate kitchen with dining space and a generously proportioned double bedroom, the property provides a welcoming and practical home, ideal for those seeking a comfortable and low-maintenance lifestyle.

Accessed via a communal entrance, the apartment opens into a central hallway providing access to the principal rooms.

The living room is a comfortable and inviting space, offering ample room for lounge furniture and providing an ideal setting for relaxing or entertaining guests. The kitchen is practically arranged for everyday cooking and food preparation, with the added benefit of dedicated space for a dining table. The double bedroom is generously proportioned with plenty of room for bedroom furniture, while the bathroom is fitted with a bath and overhead shower.

Externally, the development benefits from six communal parking spaces, available on an unallocated basis.

Conveniently positioned within easy reach of local amenities and transport connections, the apartment presents an appealing opportunity for buyers aged 55 and over seeking a manageable home in a well-connected location.

- Age Restriction: 55 years and over
- Remaining Lease: Approximately 980 years
- No Ground Rent

Buyers' AML fee: Whitlocks Estate Agents is required by law to carry out anti-money laundering checks on every buyer. A non-refundable fee of £106.80 including VAT (£89 + VAT) per buyer applies once an offer is accepted. This covers identity, anti-money laundering and proof of funds checks.

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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Whitlocks Estate Agents

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: