

## Bell & Blake

49, Seaward Court, West Street, Bognor Regis, West Sussex PO21 1XJ Asking Price £120,000

## 49, Seaward Court, West Street, Bognor Regis, West Sussex PO21 1XJ



- Close to town centre and the beach
- 2nd floor age restricted flat
- Southerly aspect windows
- Stairs & Lift access

- Communal Facilities Including Lounge, Kitchen, Laundry and Garden.
- No forward chain
- On main Bus route

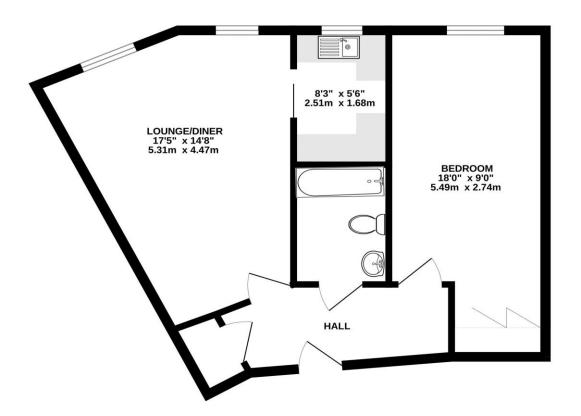
Second floor South facing apartment close to the town centre and the beach. The property is age restricted (Over 65 for men, over 60 for women). The property boasts a generous lounge diner, fitted kitchen, bathroom and double bedroom. The property is offered for sale with no forward chain. Seaward court has a house manager, communal lounge with kitchen, communal laundry and gardens.

Council Tax Band: B









TOTAL FLOOR AREA: 511 sq,ft. (47.4 sq, m.) approx. White every strength has been made to ensure the accuracy of the floorplan contained here, measurements, of doors, windows, noons and any other items are approximate and no responsibility is taken for any error, omission or missuitament. This pair and appliances shown and houd be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee and the services and the services and appliances shown and the services and appliances shown have not been tested and no guarantee and to the services and the services and the services and appliances and the services are services and the services and the services and the services are services and the services are services and the services are services are services are services are services and the services are services

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.











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