



34 Thompson Road, Bognor Regis

Guide Price £345,000



## 34 Thompson Road

A 2nd floor beachfront apartment with delightful views.

- Beachfront Apartment
- Far Reaching Sea Views
- 2 Balconies
- Second Floor with Lift
- 2 Bedrooms & 2 Bath/Shower Rooms
- Recently Installed Gas Boiler
- Garage & Parking
- Private Estate Location
- No Onward Chain

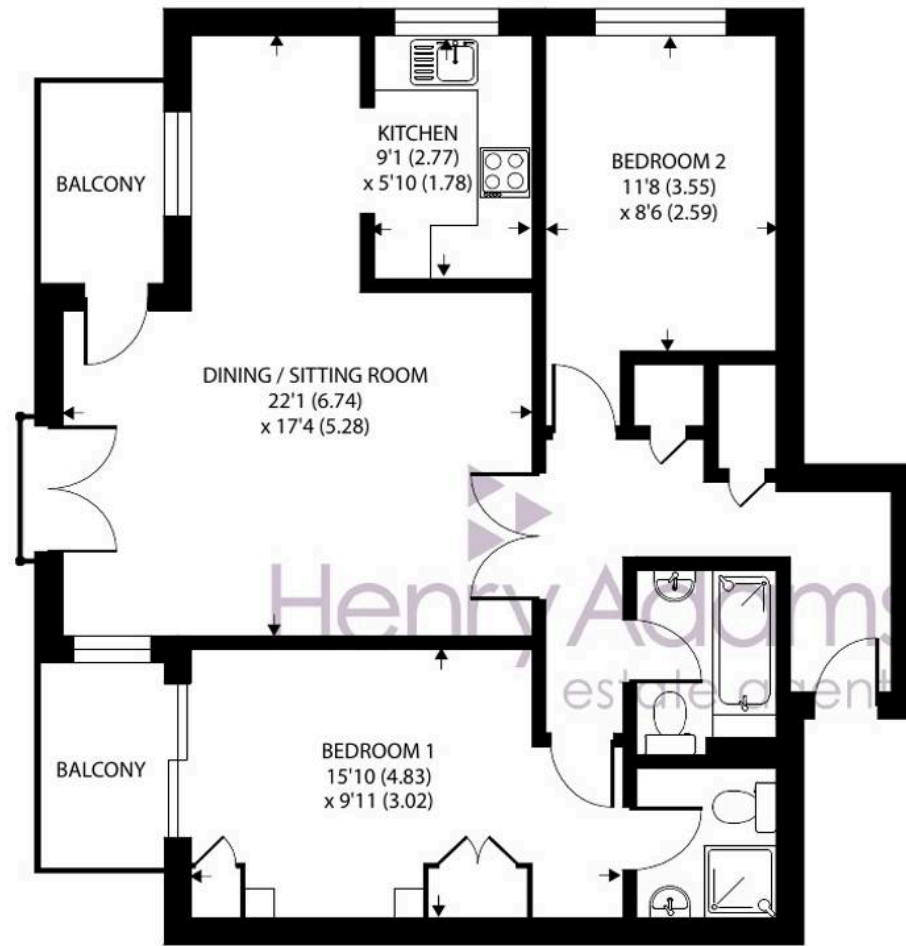
Located within the popular Saxon Reach private estate, this beachfront apartment provides 924 Sq Ft of accommodation and offers a rare opportunity to indulge in seaside living. Situated on the second floor and with the convenience of a lift, the property boasts breathtaking sea views from the principal rooms along with two separate balconies. Now offered for sale with the advantage of no onward chain, this property would be ideal as a weekend getaway or downsizing move and provides some potential for modernisation to suit personal tastes.

Accessed via the secure communal entrance there are stairs or a lift to the second floor. Upon entering the apartment, you are greeted by an entrance hall with two separate store cupboards and the main bathroom. The two bedrooms both enjoy sea views, with the principal bedroom also having a range of built-in storage and the en-suite shower room. Passing along the hallway, the sitting room features a balcony, separate dining area and is semi-open plan to the kitchen.

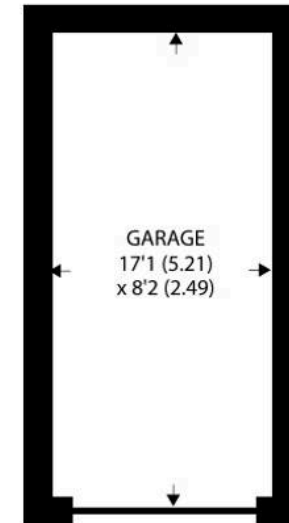








SECOND FLOOR



(IN NEARBY BLOCK)

## Thompson Road, Middleton On Sea

Approximate Area = 785 sq ft / 73 sq m

Outbuilding = 139 sq ft / 13 sq m

Total = 924 sq ft / 86 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.  
Produced for Henry Adams. REF: 1264710



The property also features a recently installed gas combination boiler for heating and hot water. Outside, the property includes a garage and parking, providing convenient storage and hassle-free parking arrangements. The convenience of no onward chain adds to the allure of this property, making it a desirable option for those looking to make a swift and seamless move.

The Saxon Reach private estate is located in the charming village of Middleton-on-Sea and offers a wide range of local facilities including a primary school, doctors surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Bognor Regis Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities.

What3Words ///folds.toxic.trendy

Tenure: We understand there is a 999 year lease from 01/01/1997.

Maintenance Charge: We understand the maintenance charge is approximately £2,127 p.a.

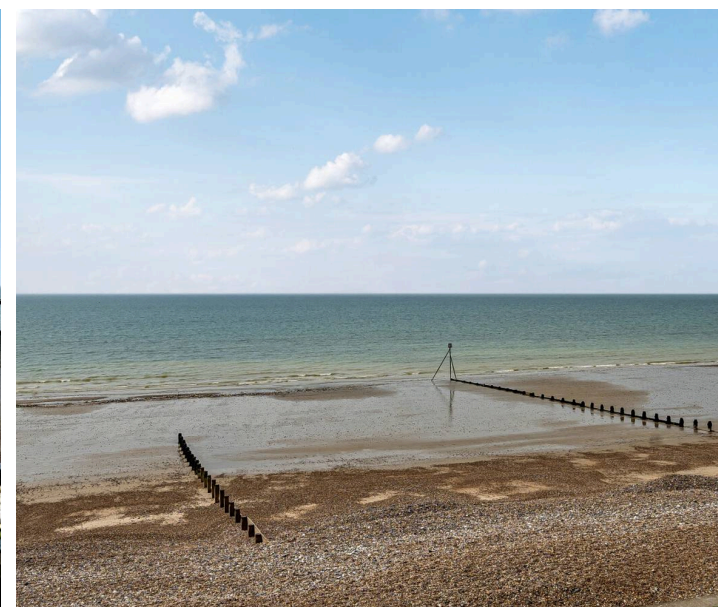
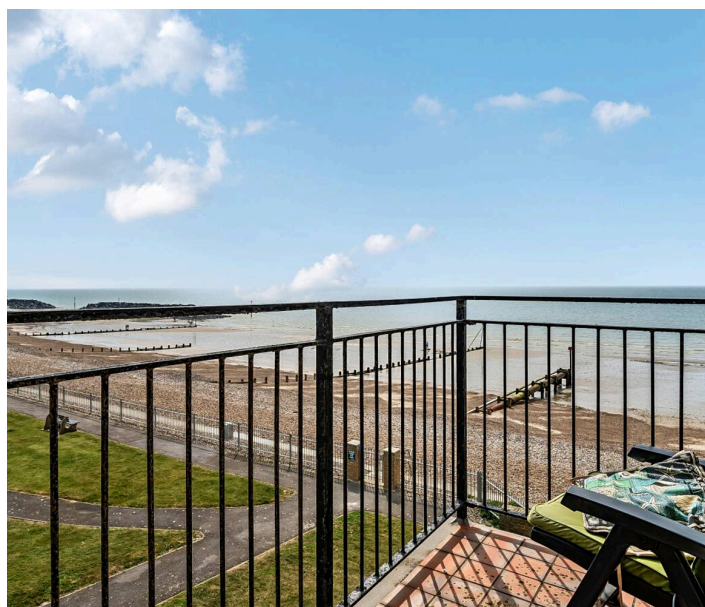
Ground Rent: Peppercorn.

Saxon Reach Estate Charge: We understand there is an annual charge of £325 p.a.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C







## Henry Adams - Middleton on Sea

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.