



## Flat 59, Sovereign Court Campbell Road

Bognor Regis, PO21 1AH

VACANT POSSESSION. If you're looking for a peaceful retirement retreat, this apartment offers a wonderful opportunity to embrace a relaxed lifestyle in a prime location. Built in 1993 as part of a select development, this top-floor apartment benefits from: entrance hall with two storage cupboards; modern refitted kitchen with built-in oven, hob, extractor unit and fridge/freezer opening onto the spacious living room with electric fire; two good-sized bedrooms, one with built-in double wardrobe; shower room. One of the standout features of this property is its proximity to Bognor Regis town centre amenities, shops, seafront, train station and bus routes, ensuring that everything you need is close at hand. Additional benefits include residents' lounge; laundry room; communal gardens and communal parking area offering convenience for residents and visitors alike. Tenure - leasehold - 94 years remaining of 125-year lease. Ground rent - £360.10 per annum. Service charge - £3,767.47 per annum. Council Tax Band - D. EPC - B.

**£105,000**

# Flat 59, Sovereign Court Campbell Road

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- Top floor retirement apartment
- Kitchen
- On-site laundry room & residents' lounge
- Close to Bognor Regis town centre, shops, amenities, seafront, mainline train station & bus routes
- Vacant possession
- Living room
- Communal gardens & parking
- Two bedrooms
- Shower room
- 94-year lease

## Kitchen

9'8" x 5'11" (2.95 x 1.82)

## Living room

10'3" x 17'10" (3.13 x 5.46)

## Bedroom 1

8'10" x 19'1" (2.71 x 5.84)

## Bedroom 2

6'5" x 13'2" (1.96 x 4.03)

## Shower room

8'11" x 6'0" (2.72 x 1.83)



## Directions







## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*