



## Flat 22a, Cavendish House Lennox Street, Bognor Regis

Starting Bid £70,000

# Flat 22a Cavendish House

- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Ground Floor Apartment
- Stones Throw from Seafront and Town Centre
- Refitted Modern Kitchen
- Double Bedroom with Fitted Wardrobes
- White Suite Shower Room
- Ideal Investment/First Time Buyer Purchase

Located just a stones throw away from the seafront and Bognor Regis town centre, this well-presented one bedroom ground floor apartment in the ever-popular Cavendish House offers comfortable, low-maintenance living in a highly convenient setting.

The property comprises a bright and spacious sitting/dining room with large window allowing in plenty of natural light, a refitted kitchen with ample storage and workspace, a generously sized double bedroom, and a contemporary bathroom with white suite shower.

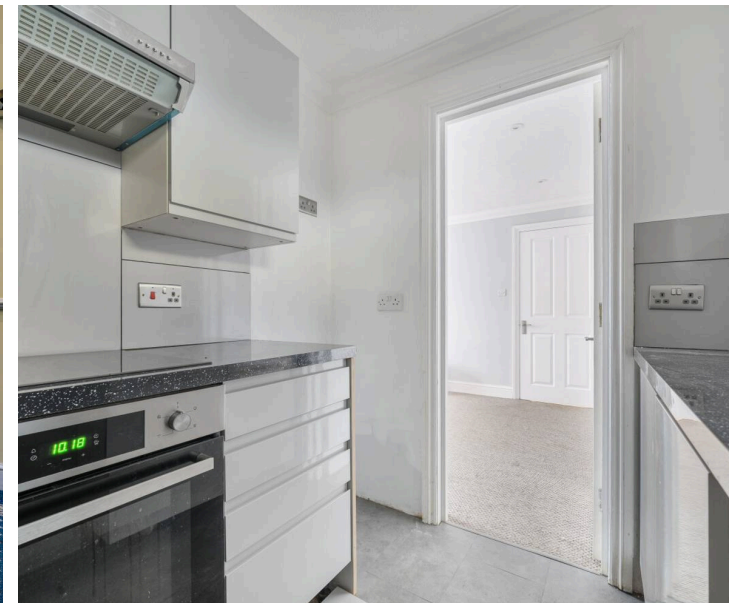
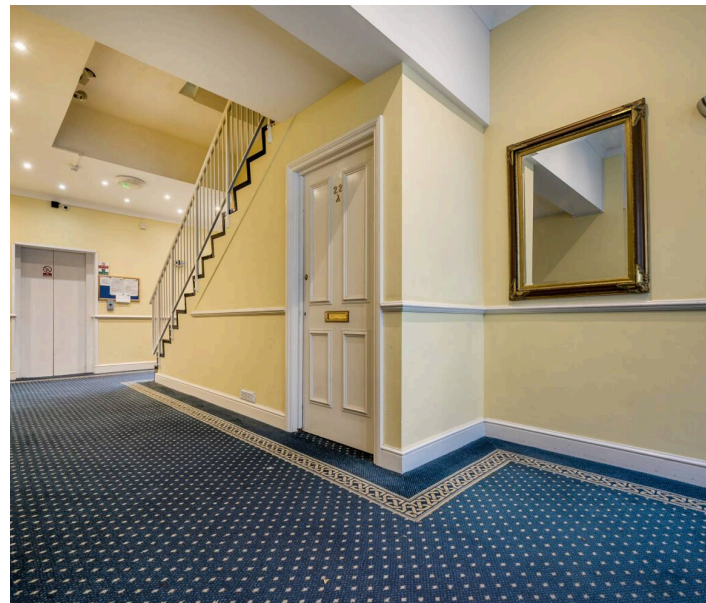
Situated on the ground floor, this apartment benefits from level access, making it ideal for those seeking ease of movement, whether as a first-time buyer, buy-to-let investor, or someone looking to downsize by the coast.

Tenure: We understand there is 125 year lease from June 1989.

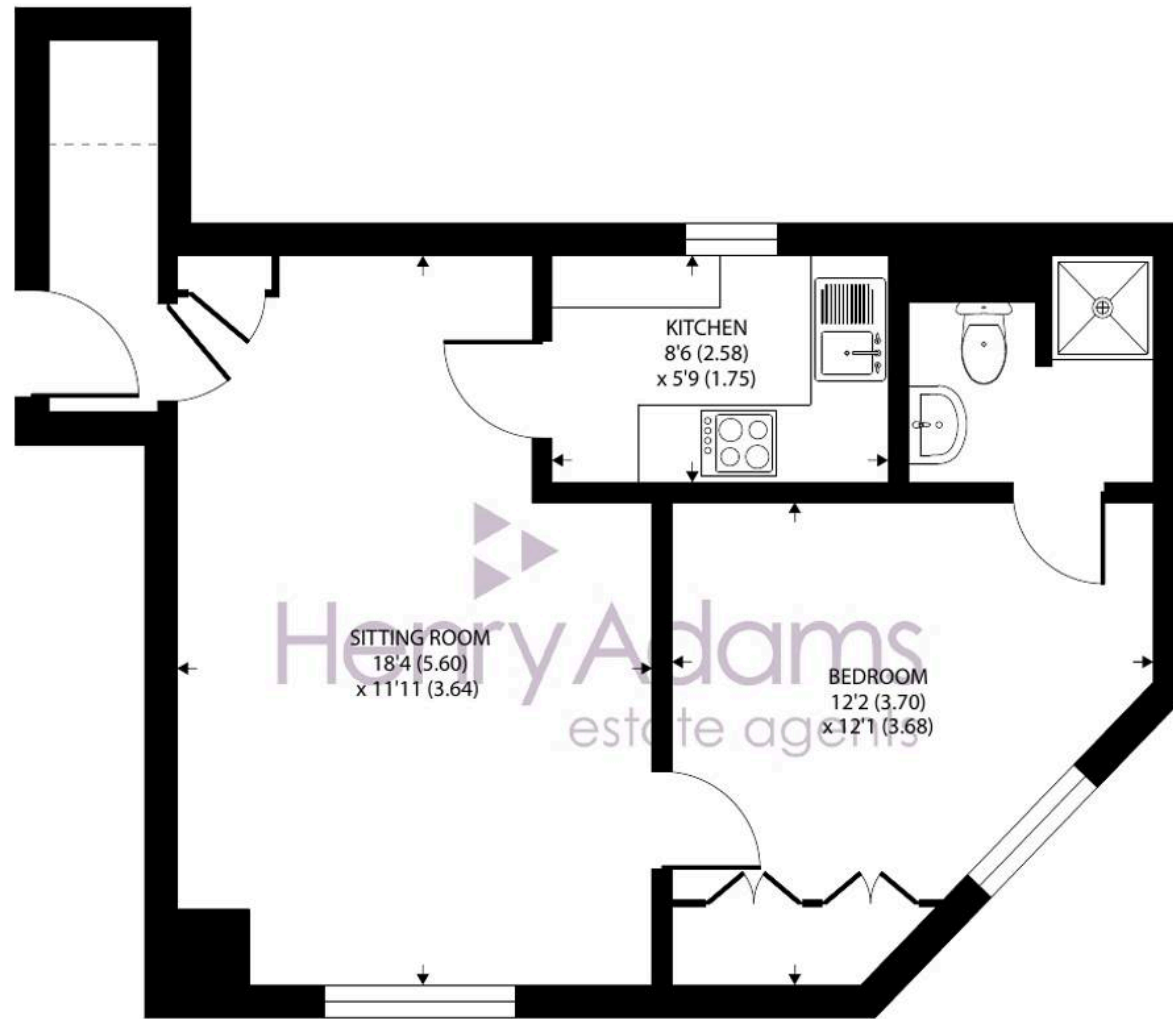
Maintenance Charge: TBC

Ground Rent: TBC

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.







GROUND FLOOR

## Lennox Street, Bognor Regis

Approximate Area = 443 sq ft / 41.1 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 450 sq ft / 41.7 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: 1357148

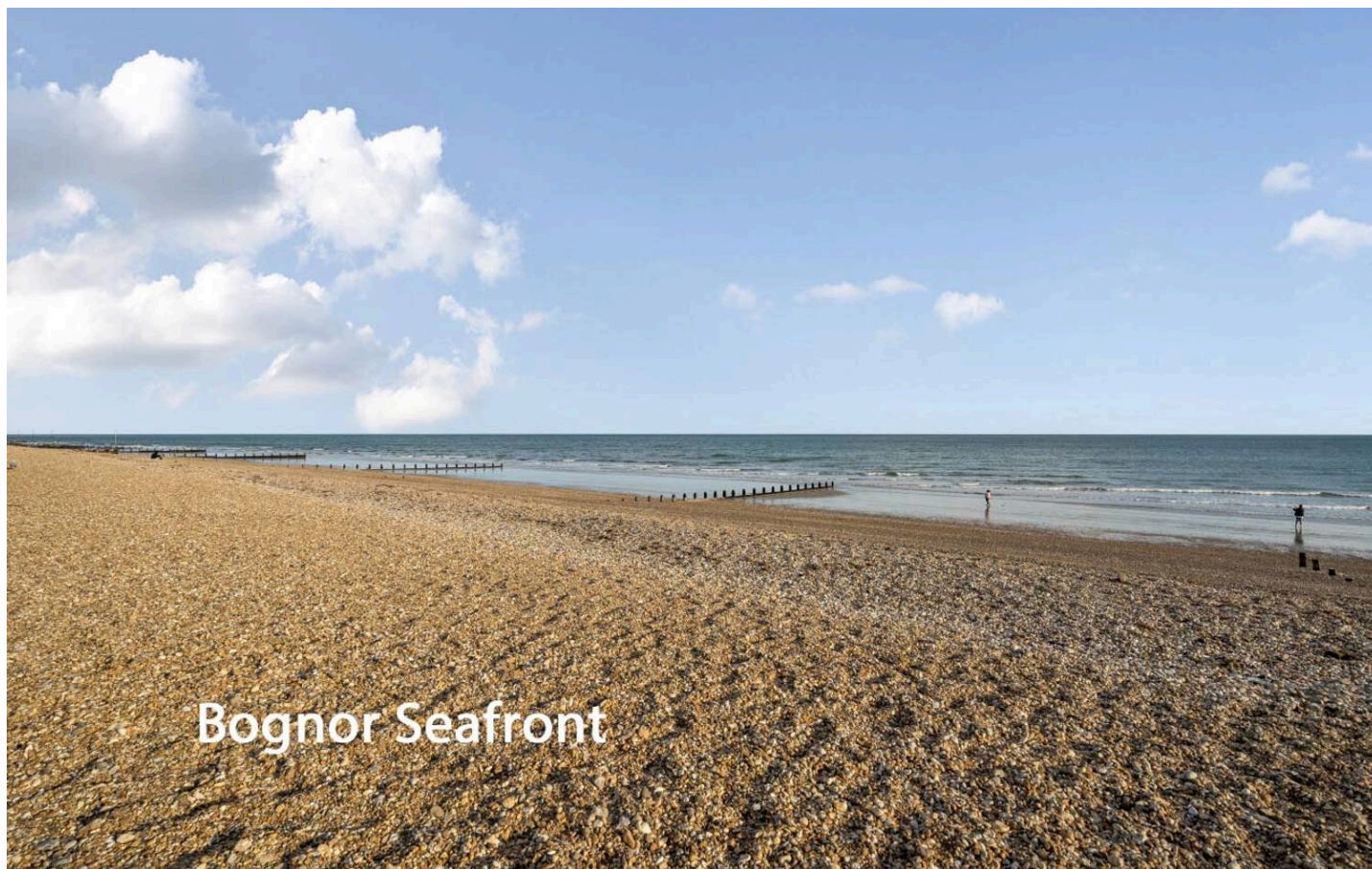
Seafront apartment block situated in the bustling seaside town of Bognor Regis, with its precinct shopping facilities, range of cafés, bars and restaurants and a mainline railway station with services to London Victoria and the South Coast.

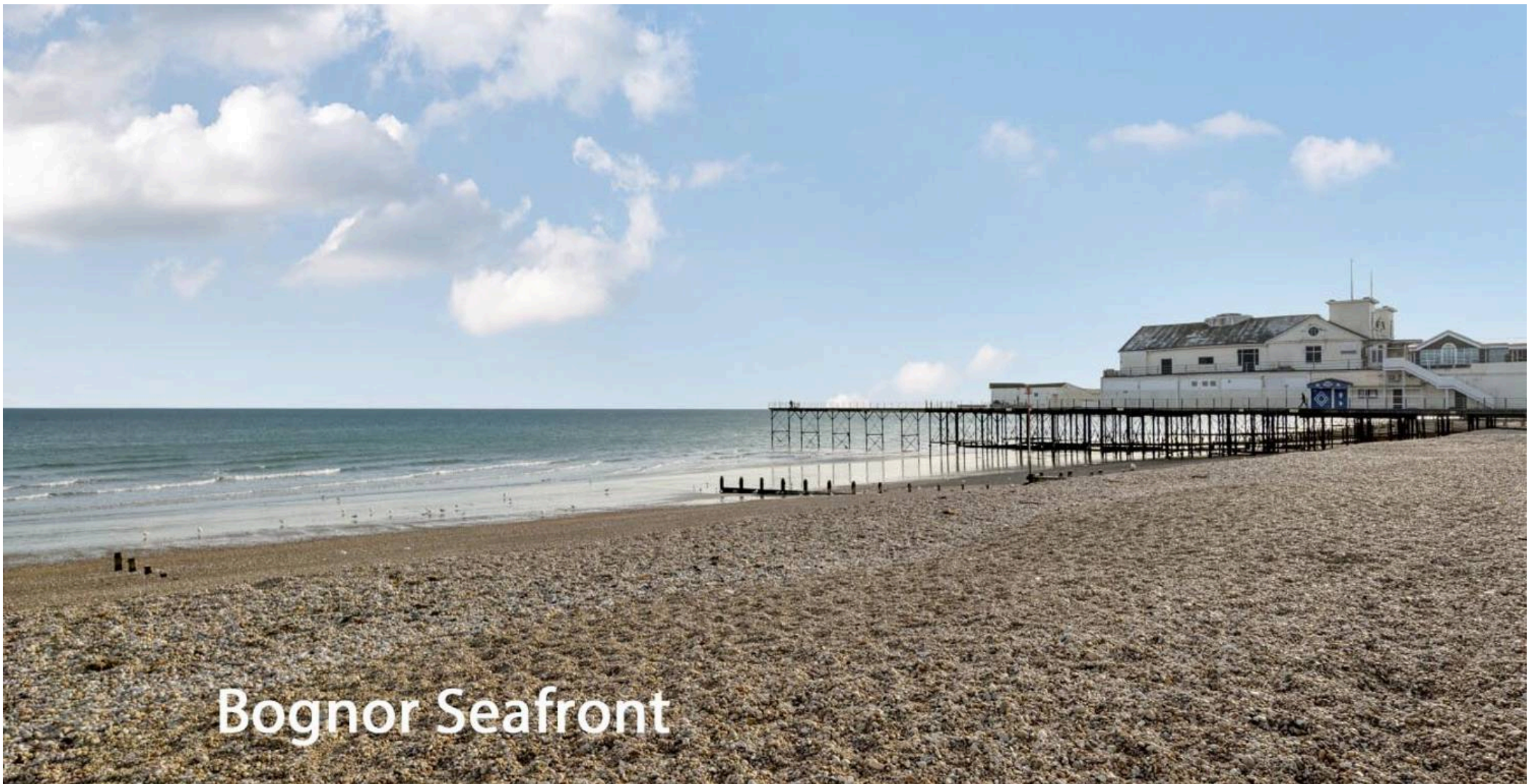
What3Words ///toward.scuba.dates

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E





## Bognor Seafront

### Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.