

## 131 Elbridge Crescent, Bognor Regis – PO21 4JL

£197,500 Leasehold

Top Floor Flat • 1 – 2 bedrooms • Open Plan Kitchen • Private Garden • Double Glazing • Underfloor Heating in Bathroom • Chain Free • Service charge only £101.31 Per Month and Ground Rent £10 Per Year





Offered to the market **chain free**, this **stylish top-floor apartment** delivers impressive space both inside and out. With its own **private entrance**, **front garden**, and **generous private rear garden**, the home offers a rare combination of privacy, comfort, and convenience — ideal for first-time buyers, downsizers, or investors alike.

Inside, the property has been **well maintained and thoughtfully improved** by the current owner. The **open-plan living area** creates a bright and sociable space, perfectly suited for relaxing or entertaining. The **modern high-gloss black kitchen** provides ample storage and worktop space, complete with **integrated appliances** including an **induction hob**, **oven**, **fridge freezer**, and optional **colour-coordinated washing machine and slim dishwasher**.

The **bedroom** features **built-in wardrobes**, while an **additional separate room** offers excellent flexibility as a **home office**, **dressing room**, or **occasional guest space**. The **bathroom** has been stylishly finished and includes **underfloor heating** and an **electric towel rail**, adding a touch of everyday luxury.

Outside, the home continues to impress. The **private rear garden** is an excellent size — ideal for dining, entertaining, or simply enjoying the sunshine — while the **front garden** enhances the kerb appeal and adds to the sense of space.

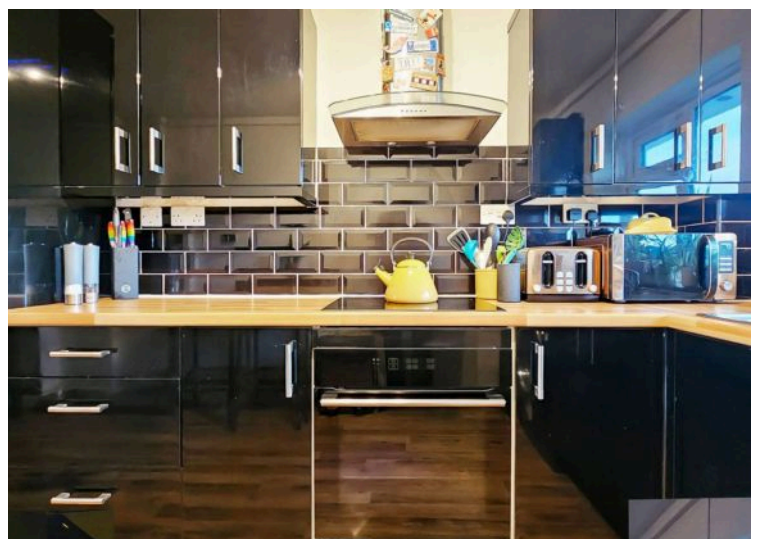
Council Tax band: A

Tenure: Leasehold

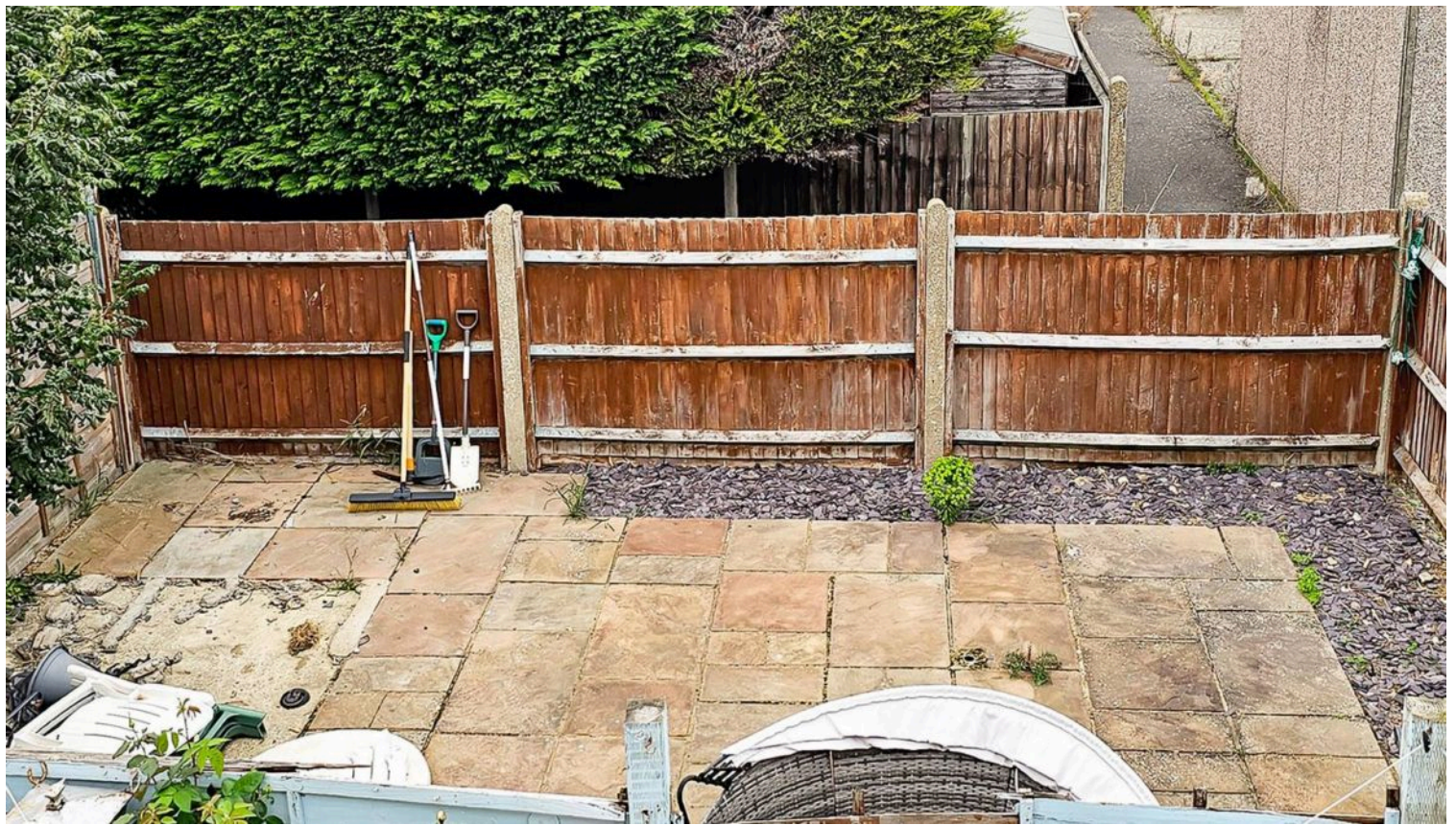
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



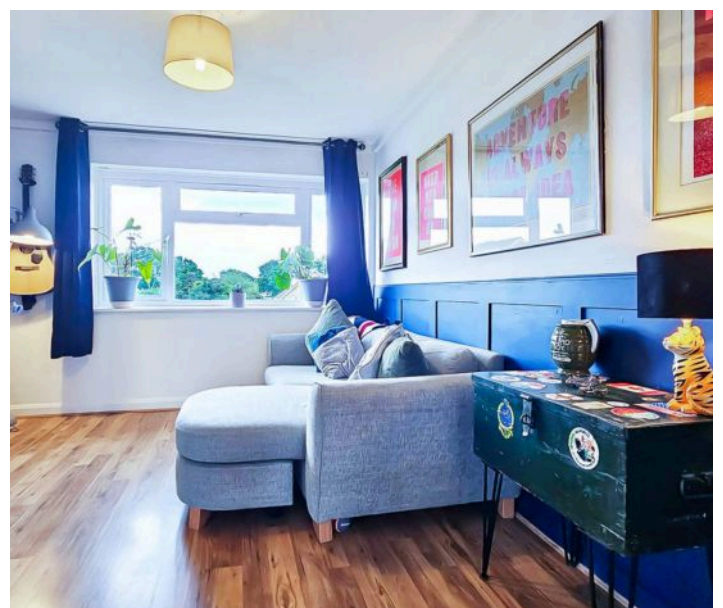






Additional benefits include **recently replaced windows and doors**, **electric heating throughout** (with underfloor heating in the bathroom), and the **option to connect to gas** if desired. A **boarded loft**, accessed via ladder, provides useful additional storage. The property is **leasehold**, with approximately **89 years remaining**. The vendor advises that a **90-year lease extension** can be purchased for around **£2,000–£3,000**. The **ground rent** is a nominal **£10 per year**, and the **monthly service charge (£101.31)** covers **building insurance, structural maintenance, and upkeep of communal areas**, including trees and grassed spaces.

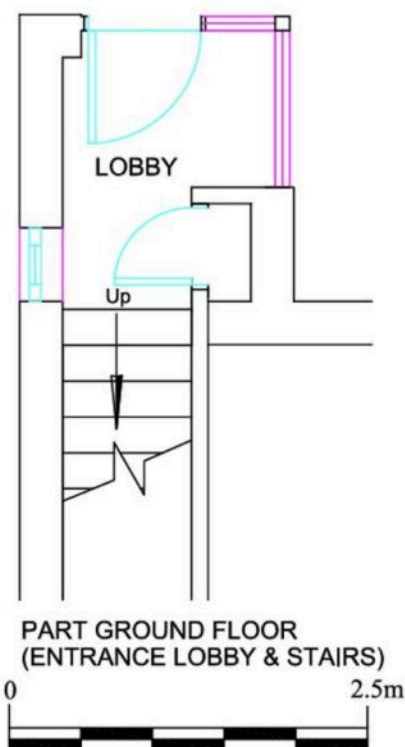
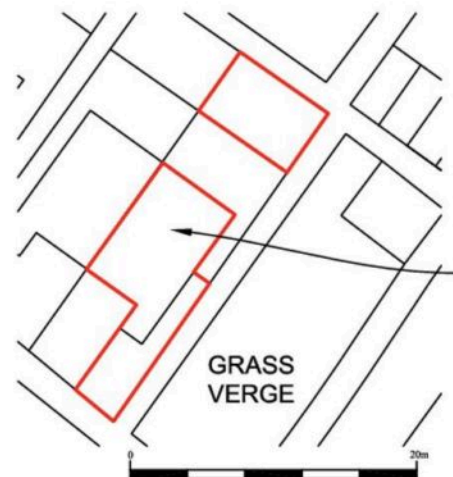
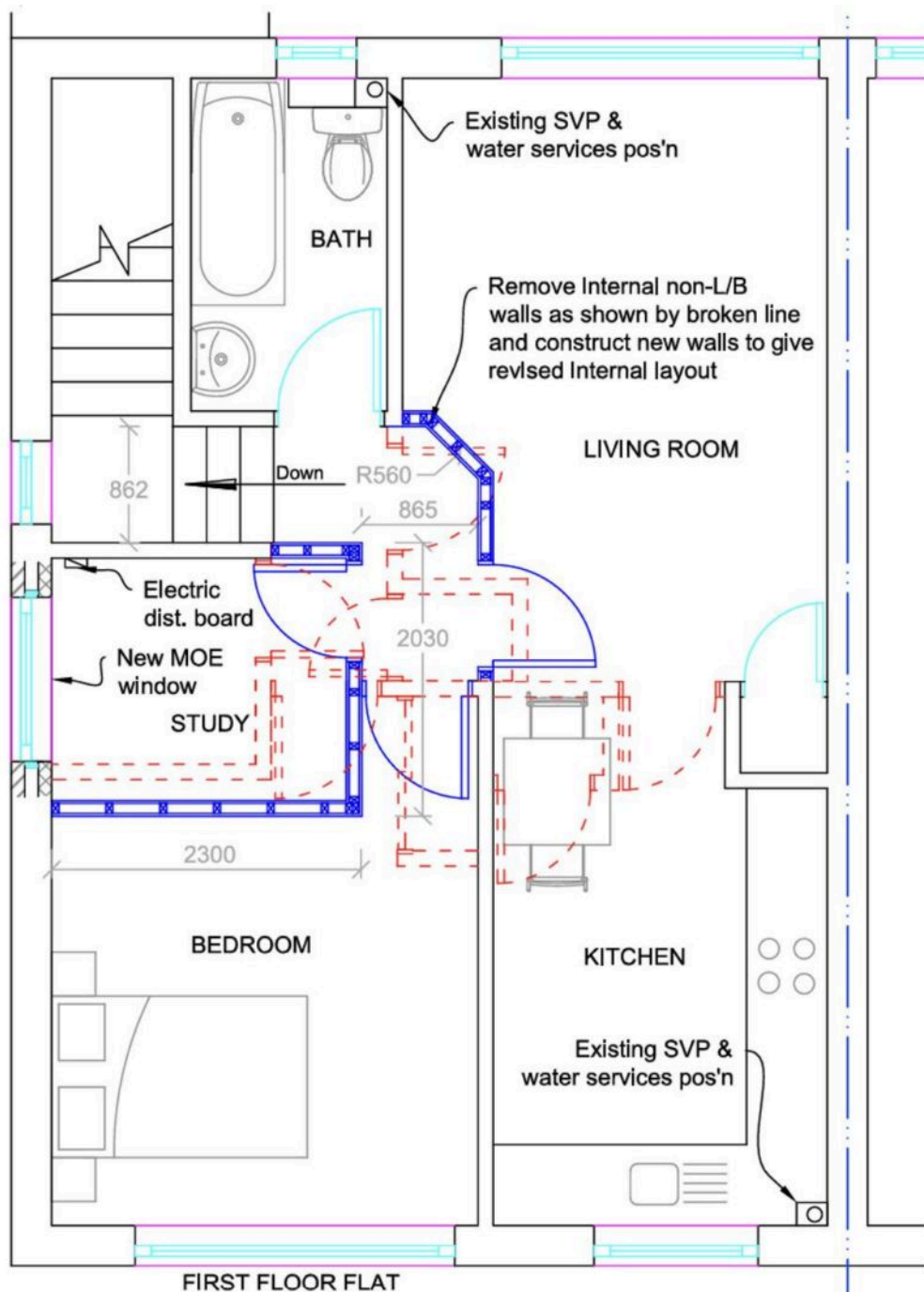
- **Kitchen** - The sleek high-gloss black kitchen offers ample storage and worktop space, complete with integrated appliances and optional colour-coordinated extras, blending bold design with everyday practicality
- **Bathroom**- The bathroom features underfloor heating, an electric towel rail, and a modern suite, combining comfort with contemporary style.











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