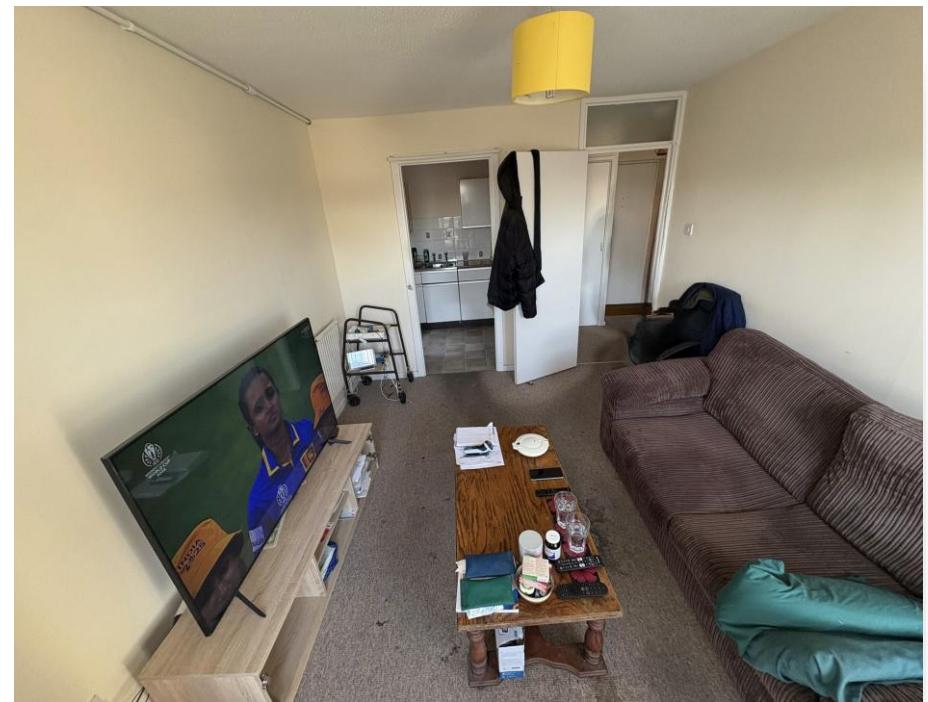


**Harfield Court Lyon Street, Bognor Regis PO21 1EE**

**welcome to**

## **Harfield Court Lyon Street, Bognor Regis**

Harfield Court is ideally located in the heart of the town centre, offering convenient access to a wide range of local amenities including shops, cafés, and restaurants.



The beautiful seafront is just a short stroll away, making this an excellent location for those who enjoy coastal living.

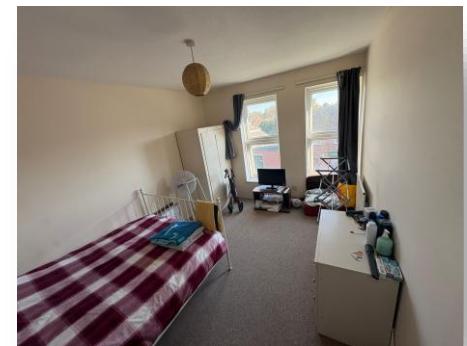
The accommodation is situated on the second floor of this well-maintained development and is accessed via a secure sliding door leading to a communal entrance. Residents benefit from both lift and stair access to all floors.



A second security door opens to a shared hallway, which leads to the private entrance of the flat.

Inside, the property comprises a welcoming entrance hallway with an airing cupboard for storage, a spacious sitting room with ample natural light, a fitted kitchen, a comfortable double bedroom, and a bathroom equipped with essential fixtures.

The layout is practical and well-suited for relaxed living.



***view this property online*** [fox-and-sons.co.uk/Property/BRG109257](http://fox-and-sons.co.uk/Property/BRG109257)



welcome to

## Harfield Court Lyon Street, Bognor Regis

- Prime Location
- Secure Entry
- Lift & Stair Access
- Private Allocated Parking
- Spacious Living Area

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
BRG109257 - 0002



**01243 864161**



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