



## 16 St. Thomas Court, Pagham

Guide Price £200,000

## 16 St. Thomas Court

- Ground Floor Flat
- Share of Freehold
- Two Double Bedrooms
- Garage
- Close to Village Shops
- Surrounded by Communal Gardens
- 0.2 Miles from Pagham Beach
- No Onward Chain

This well presented ground floor flat offers an excellent opportunity for buyers seeking a comfortable home in a desirable coastal location.

The front door opens to a small lobby with a built-in storage cupboard. The bright reception overlooks communal gardens and features a large triple window. This opens to an interior hallway, leading to all other rooms and has a built-in cupboard. The kitchen has a range of white wall base units, a casement window and part glazed door opening to the communal gardens. The shower room features a large double shower with wash hand basin, WC and casement window. Both bedrooms have large casement windows overlooking the gardens.

Additional benefits include a private garage (perfect for secure parking or extra storage), as well as the rare advantage of a share of freehold, offering greater control and peace of mind for the future owner. This flat is offered to the market with no onward chain, providing a straightforward and stress-free purchase process for prospective buyers. The building is surrounded by well-maintained communal gardens (offering a pleasant outlook from the flat), and the overall development is known for its quiet, friendly atmosphere and sense of community.







## St. Thomas Court, Bognor Regis

Approximate Area = 737 sq ft / 68.4 sq m

Garage = 141 sq ft / 13 sq m

Total = 878 sq ft / 81.4 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 2026. Produced for Henry Adams. REF: 1407077

The property is situated just 0.2 miles from Pagham beach, allowing easy access to the seafront and its scenic surroundings. Local village shops are conveniently close by, ensuring day-to-day essentials and services are within easy reach.

What3Words ///customers.oxidation.lake

Tenure: We understand there is 187 year lease on the flat and the garage from 22/09/1962.

Maintenance Charge: We understand the maintenance charge is currently £1,300 p.a. and for the garage £105 p.a.

Ground Rent: We understand the ground rent is currently £13 p.a. and for the garage £2 p.a.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





## Henry Adams - Bognor and Aldwick

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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.