



## Aston Court Lyon Street

Bognor Regis, PO21 1BH

**£130,000**

Located in the charming coastal town of Bognor Regis, this delightful purpose-built first-floor flat offers a perfect blend of comfort and convenience. The well-thought-out layout includes, entrance hall with useful storage cupboard; dual aspect kitchen / dining room; good-sized living room; double bedroom with built-in wardrobes; bathroom with shower over bath. Additional benefits include parking space in the communal parking area (6 spaces available) and well-maintained communal gardens. This property is age-restricted being suitable for those aged over 55. Situated close to Bognor Regis town centre, this property is ideally located near a variety of shops, amenities, and transport links, including a mainline train station and bus routes. The beautiful seafront is also within easy reach, offering a delightful escape for leisurely walks and seaside enjoyment. Council Tax Band - A. Tenure - leasehold, 999-year lease with 980 years remaining. Residents own a share of the freehold. No ground rent. Service charge £800 payable in two instalments of £400.00. EPC- C.

- Purpose-built first-floor flat
- Age-restricted (over 55 years of age)
- One double bedroom
- Kitchen / dining room
- Living room
- Bathroom
- Parking space
- 999 year lease with 980 years remaining
- Share of freehold
- Close to Bognor Regis town centre shops, amenities, train station, bus routes & seafront

### Viewing

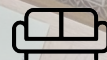
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



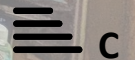
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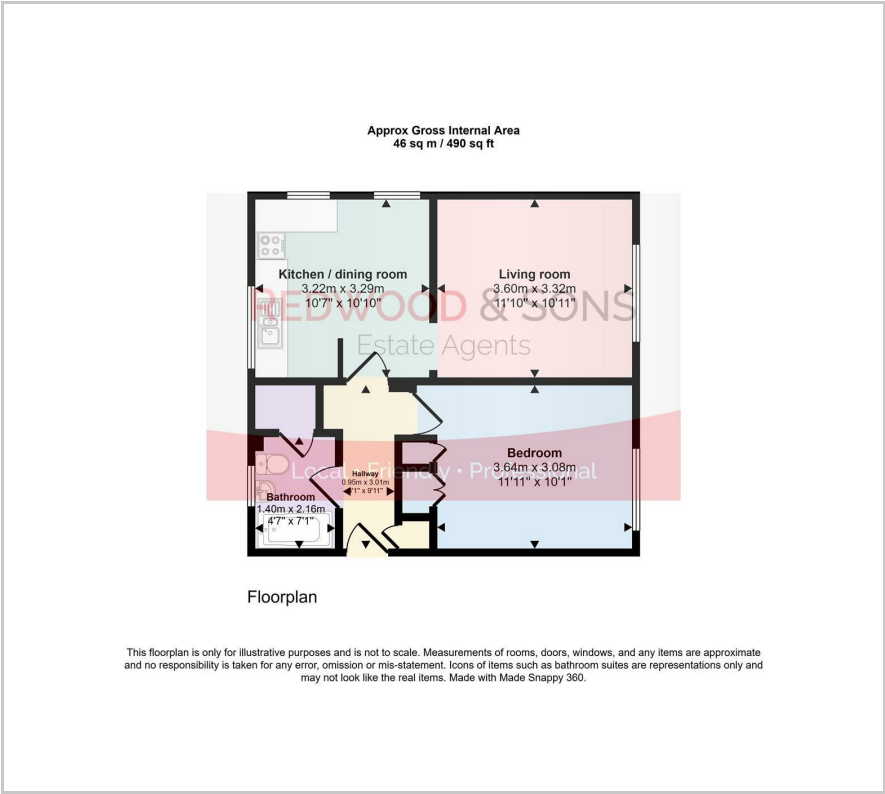


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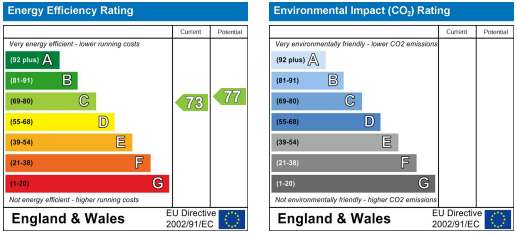
Floor Plan



Area Map



Energy Efficiency Graph



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