



Flat 2, Widworthy Sylvan Way, Bognor Regis

Starting Bid £65,000

Flat 2 Widworthy, Sylvan Way

- For Sale via Online Unconditional Auction
- Charming Ground Floor Flat
- Private Front Door
- Open Plan Sitting Room with Kitchen
- Double Bedroom with Recessed Wardrobe
- Shower Room with WC
- Some Outside Space & Parking Available
- No Forward Chain
- Perfect Investment or 1st Time Buyer Pad

This charming one bedroom ground floor flat offers an excellent opportunity for first time buyers or investors seeking a well-presented and conveniently located home.

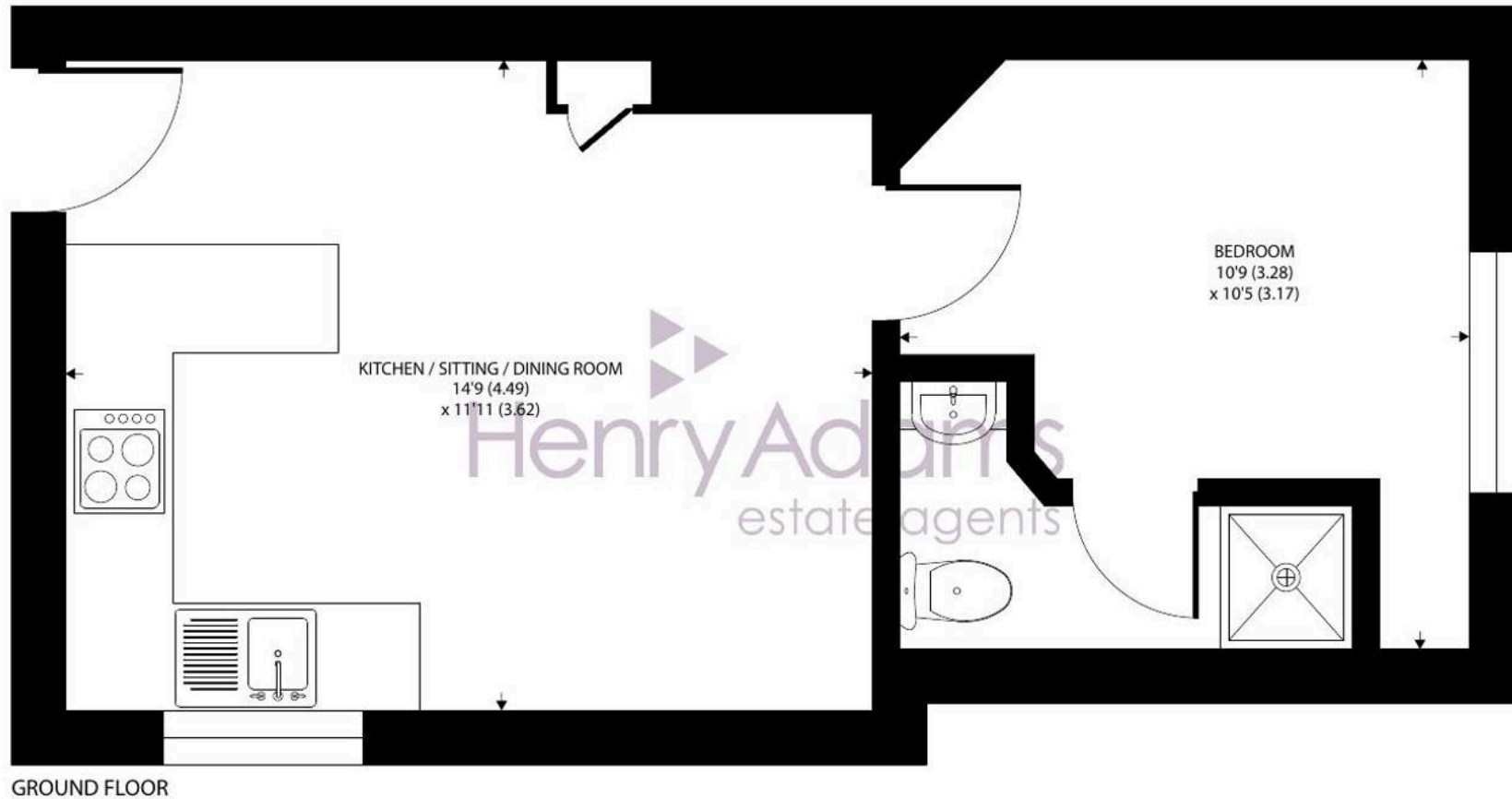
The property is accessed via its own private front door, providing a sense of independence and privacy. Upon entering, you are welcomed into an inviting open plan sitting room with a modern kitchen area.

The double bedroom features a useful recessed wardrobe, offering storage space, while the contemporary shower room with WC completes the accommodation.

The layout is thoughtfully designed to maximise space and comfort, making it an ideal pad for those seeking low-maintenance living. The property is offered with no forward chain, ensuring a smooth and swift purchase process.

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.





Sylvan Way, Bognor Regis

Approximate Area = 292 sq ft / 27.1 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). © n̄checom 2026. Produced for Henry Adams. REF: 1524510

Step outside and you will find some private outside space. This area offers a rare opportunity for ground floor flat owners to enjoy the outdoors without leaving home. The property is situated in a well-kept development. There is also the added advantage of available parking, which is a sought-after feature in this locality. Whether you are looking for a peaceful retreat or a convenient base with excellent access to local amenities, this flat ticks all the boxes.

The flat is within walking distance to Aldwick shopping parade with a range of cafes, public houses and convenience store and Aldwick beach, the promenade and Marine Park Gardens.

The property is situated just to the west of the seaside town of Bognor Regis and a short walk from Marine Park Gardens, West Park, the Aldwick Sailing Club, the beach and promenade. The promenade will take you all the way from the traditional Aldwick beach huts to the pier in Bognor Regis and onto the beach huts in Felpham village. The town centre of Bognor Regis offers precinct shopping facilities and a range of cafes, bars and restaurants. There is a mainline railway station with services to London Victoria and the South Coast.

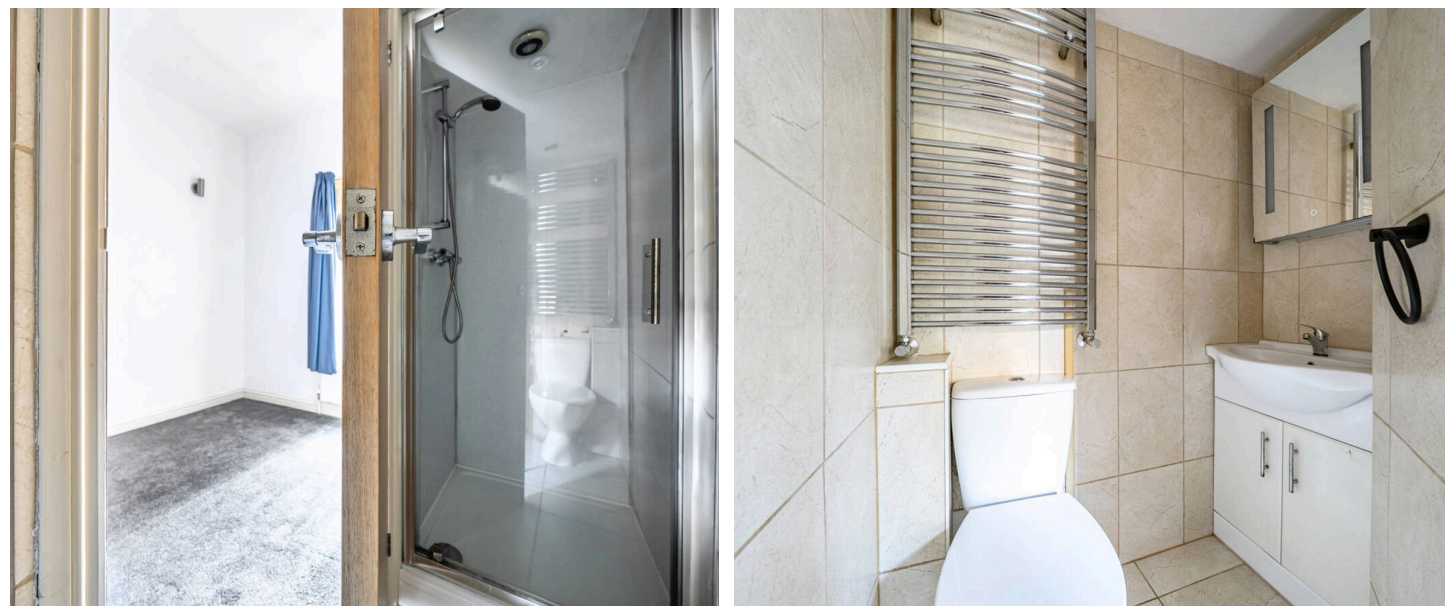
What3Words ///chest.stones.boats

Tenure: We understand there is 189 year lease from 14/01/1987 to and incl. 13/01/2176

Maintenance Charge: We understand the maintenance charge is currently £729 p.a.

Tenure: Leasehold & Council Tax band: A

EPC Energy Efficiency Rating: C





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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.