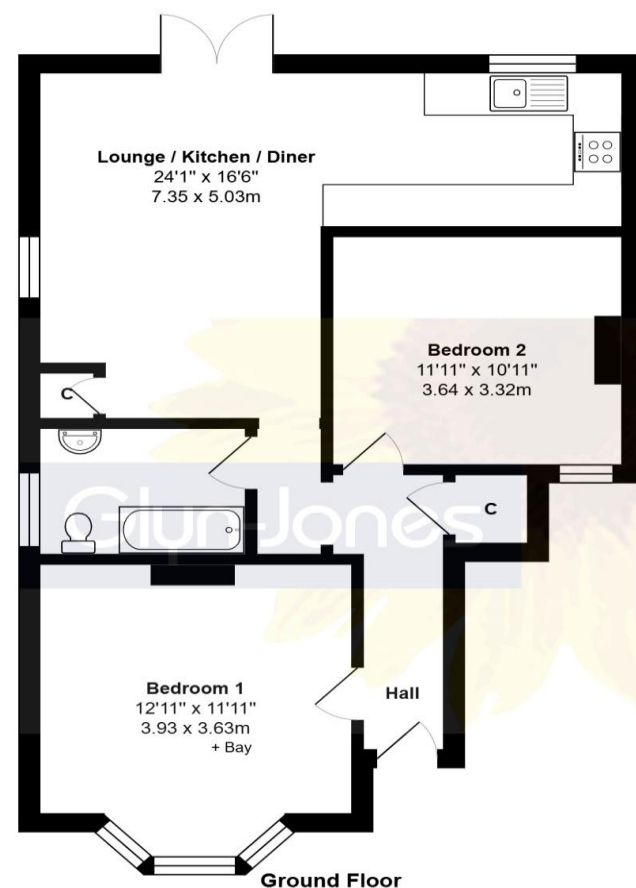




Total Area: 743 ft² ... 69.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Tenure: Leasehold – We are advised that there are approximately 985 years remaining on the lease (999-years from 2012). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Tenure: Share of Freehold

Service Charge: No fixed service charge or ground rent – maintenance is shared on a 50/50 basis with the first floor

Council Tax Band: B **EPC Rating: C**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

72 Linden Road, Bognor Regis, West Sussex, PO21 2AY £215,000 (Share of Freehold)

Glyn-Jones



Conveniently situated close to the town centre, this well-presented ground floor garden flat offers an appealing blend of comfort and convenience. The property boasts its own private entrance, welcoming you into a stylish and inviting interior designed for modern living.

Inside, there are two generously sized double bedrooms, with the main bedroom enhanced by an attractive bay window that floods the space with natural light. The bathroom is fitted with a classic white suite.

A standout feature of this home is the impressive open plan lounge, dining, and kitchen area, ideal for both relaxing and entertaining. The contemporary kitchen is finished with a range of stylish units and wood effect work surfaces, and the dining and lounge area feature double doors opening onto the private rear garden. This enclosed outdoor space boasts a paved patio, area of artificial lawn, raised borders, a timber summerhouse and useful gated side access.

Further benefits include gas central heating, double glazing throughout, a long lease with a share in the freehold, and the potential for off road parking (subject to planning). In addition, the property is offered for sale with the benefit of no ongoing chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

72 Linden Road, Bognor Regis, West Sussex, PO21 2AY
£215,000



Conveniently positioned within this popular location, the property is within easy reach of the town centre and excellent local amenities. Residents can enjoy an abundance of cafes, shops, and restaurants as well as the seafront and promenade.

Excellent transport links are available with Bognor Regis train station situated within a few hundred yards and a bus stop conveniently situated at the front of the property.



“spacious ground floor apartment benefitting from its own entrance and private rear garden”

