Flat 3 Leyton Court, Ley Road, Felpham

Guide Price **£220,000**

Henry Adams
estate agents

Flat 3 Leyton Court

- Two Bedroom Apartment
- Well Presented Throughout
- First Floor with Private Staircase
- Desirable Location
- Not Far from Beach
- South Aspect from Sitting Room & Bedroom One
- Garage in Courtyard
- Generous Accommodation
- No Onward Chain

A well-proportioned first floor two bedroom apartment, ideally situated in a desirable residential area within walking distance of the beach in Felpham, as well as local shops and a nearby playing field. Offered to the market with no onward chain, this attractive home presents an excellent opportunity for a range of buyers.

The accommodation is neatly presented throughout and begins with a communal entrance hall leading to a private staircase serving only this apartment. Upon entering, you are welcomed by a generous internal hallway with a useful coats cupboard, providing access to all principal rooms.

The bright and spacious dual-aspect sitting room enjoys both southerly and easterly aspects, allowing for an abundance of natural light, and features an electric fireplace as a focal point. The kitchen is fitted with a range of modern units, offering ample cupboard and worktop space.

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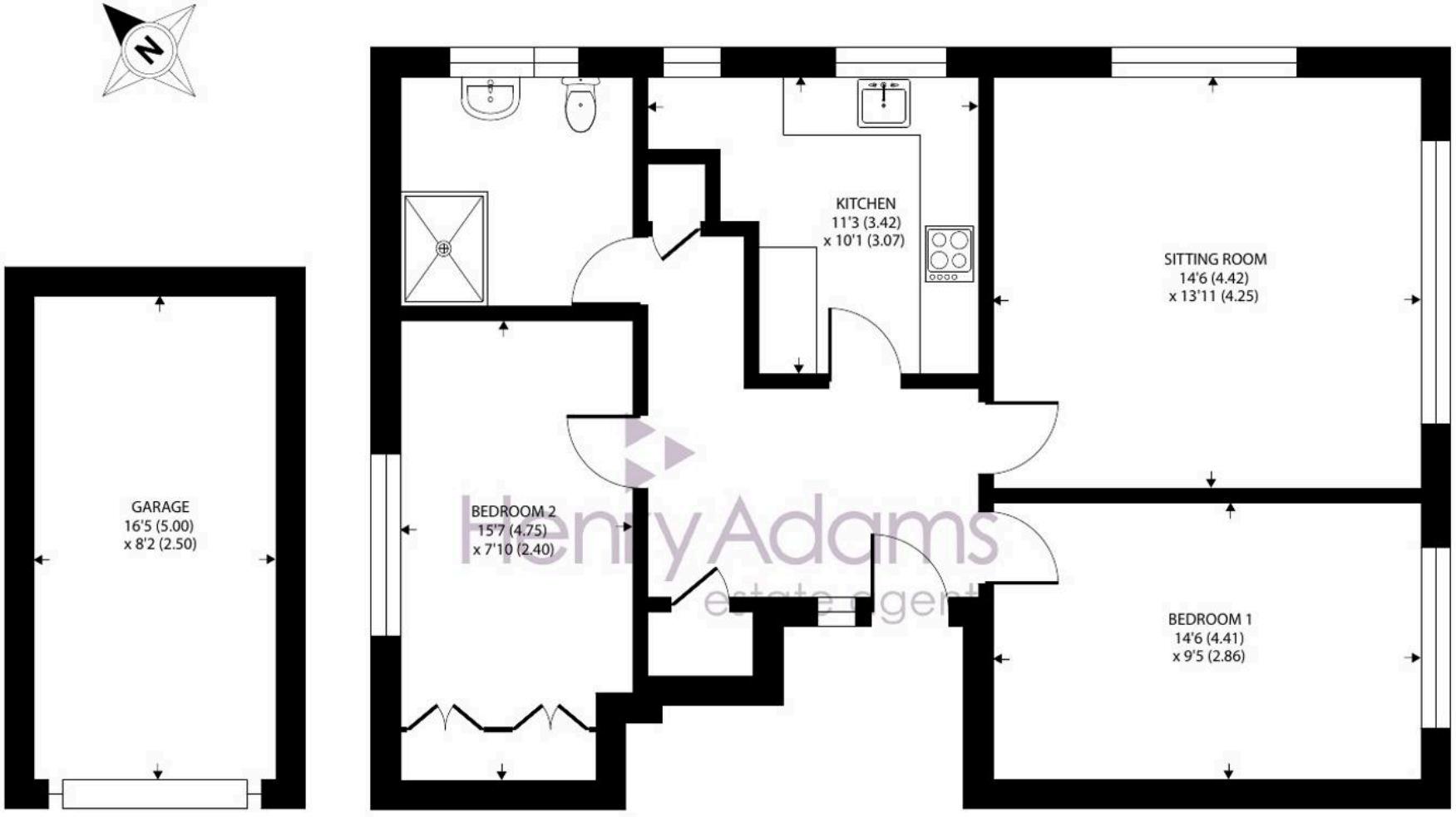

Leyton Court, Ley Road, Bognor Regis

Approximate Area = 756 sq ft / 70.2 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 891 sq ft / 82.7 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). ©nichecom 2026.
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Both bedrooms are well sized doubles. Bedroom one provides plenty of space for fitted wardrobes if desired, while bedroom two benefits from built-in storage and has previously been utilised as a dining room, demonstrating its versatility.

A well-appointed bathroom completes the internal accommodation.

Externally, the property benefits from communal garden areas and a garage located in a nearby courtyard.

Early viewing is highly recommended to appreciate both the location and the accommodation on offer.

The pretty village of Felpham offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. Historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3Words ///empty.filed.gown

Tenure: We understand there is 125 year lease from 01/03/2004

Maintenance Charge: We understand the maintenance charge is approximately £1,600 p.a. plus £15 road maintenance charge.

Council Tax band: C

Tenure: Leasehold

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.