



Flat 72, Buckingham Court, Shrubbs Drive, Felpham

Offers Over £90,000

Flat 72 Buckingham Court, Shrubbs Drive

- Immediate 'exchange of contracts' available sold via 'Modern Method of Auction'
- Two-Bedroom Retirement Apartment with House Manager
- Good Size Living/Dining Room & Separate Fitted Kitchen
- Principal Bedroom with Fitted Wardrobe
- Second Bedroom & Shower Room
- Residents' Lounge & Parking
- Approx. 745 sq ft

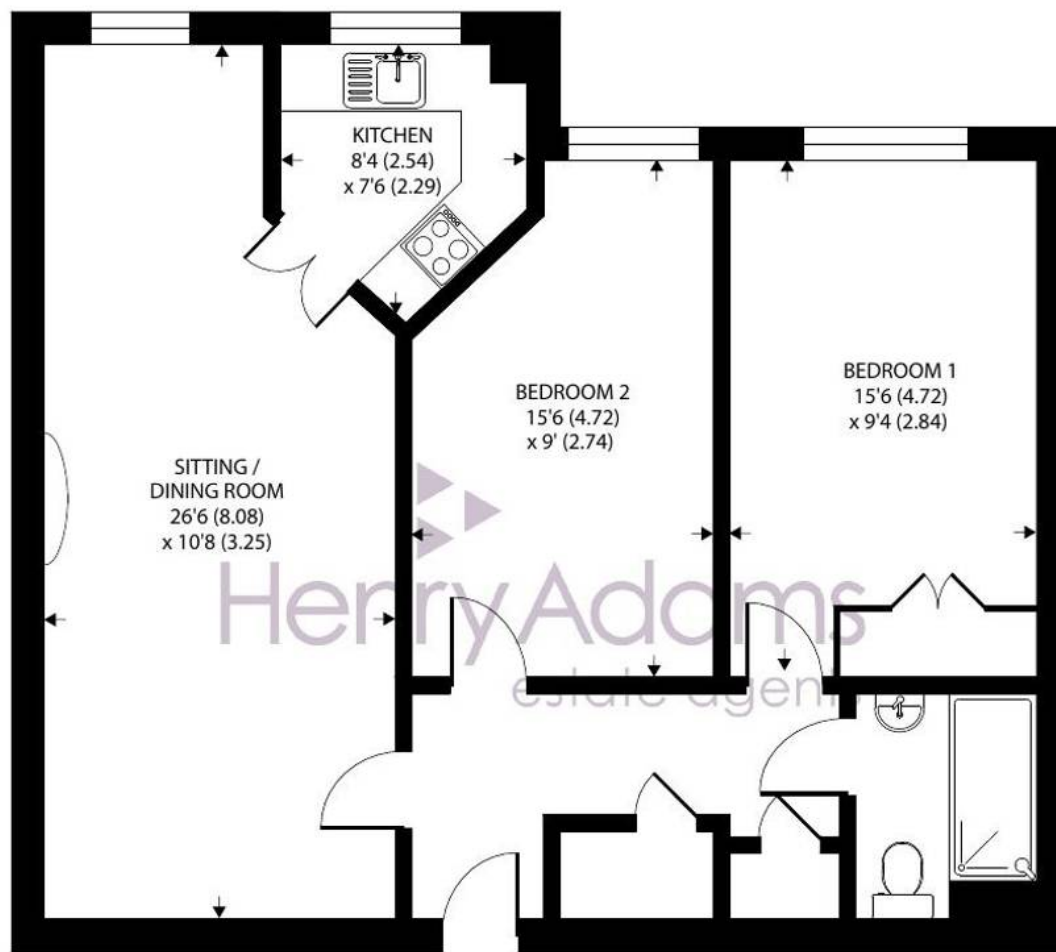
Located within the popular Buckingham Court retirement development, this well-maintained two-bedroom apartment offers comfortable and practical accommodation extending to approximately **745 sq ft**. Buckingham Court is conveniently located for local shops, amenities and transport links, making it a practical choice for those seeking independent retirement living.

The property features a spacious living/dining room, together with a separate fitted kitchen offering a range of units and work surfaces.

There are two good-sized bedrooms, with the principal bedroom benefiting from fitted wardrobe storage. The second bedroom provides flexibility for guests, hobbies or additional living space. A shower room and useful storage cupboards complete the accommodation.

Within the development, there is residents' parking and attractive private communal gardens with patio areas. Additional facilities include a house manager, residents' lounge, laundry room and guest suite for visiting family and friends.





SECOND FLOOR

Buckingham Court, Bognor Regis

Approximate Area = 745 sq ft / 69.2 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. Produced for Henry Adams. REF: 1508792

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 587687.

Tenure: We understand there are 102 years remaining on the lease.

Maintenance Charge: We understand the maintenance charge payable is approximately £2465.29 payable twice yearly.

Ground Rent: We understand the ground rent payable is currently £467.96, payable twice yearly.

The property is located within close proximity to a convenience store, pharmacy, Middleton Medical Centre and bus routes. Bognor Regis town centre is a short distance, where a mainline railway station to London Victoria can be found and the A27 provides easy access across the Coast to Brighton to the East and Southampton to the West.

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Council Tax band: C

EPC-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.