



101 Kyoto Court, Bognor Regis - PO21 2UJ

Guide Price £197,500 - Leasehold - NO ONWARD CHAIN & EXTENDED LEASE



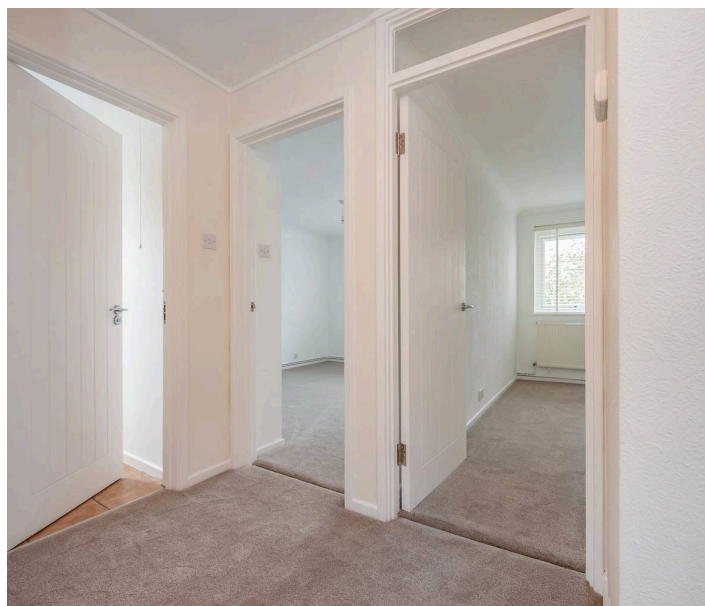
STRIDE & SON

101 Kyoto Court

Bognor Regis

A bright, spacious and very well presented 2 bedroom first floor flat with garage, situated in the popular residential area of West Bognor only about half a mile from local shops and the beach.

- Spacious (approx. 703 sq ft) purpose-built first floor apartment
- Entrance hall with good storage
- Large sitting room open plan to dining room
- Fitted kitchen with window
- 2 bedrooms with built-in wardrobes
- Bathroom/WC with window
- Recently re-decorated and re-carpeted
- Gas central heating and UPVC double glazing
- Garage adjacent and communal gardens
- **LEASE BEING EXTENDED TO 170 YEARS WITH PEPPERCORN/NIL GROUND RENT**





ACCOMMODATION

Situated in an established, convenient and popular residential area just to the west of Bognor Regis town centre and only about half a mile from the promenade and beach, 101 Kyoto Court is a purpose-built 2 bedroom first floor apartment.

Offered for sale with the advantage of no forward chain, this spacious and recently re-decorated and re-carpeted property offers approximately 703 sq ft of bright and practical accommodation with excellent storage space.

Other recent improvements include new internal doors and a replacement electrical consumer unit.

The property is neatly approached via a path leading to a communal entrance allowing access to No.101 and just three other flats in the block.

A private front door from the communal first floor landing then leads into No.101 with an entrance hall with cloaks cupboard and a large airing/storage cupboard.

The particularly spacious (approx. 18 ft long) sitting room is open plan to a dining area, both with large south facing windows.

The dining space then leads into a westerly aspect fitted kitchen with ample storage units, electric oven and gas hob.





The two bedrooms overlook the communal gardens to the rear and both have built-in wardrobes, whilst the part-tiled bathroom/WC has a white suite and a window ensuring good ventilation. The property also benefits from gas central heating to radiators and UPVC double glazing.

Outside, there are well tended communal gardens and a bin store as well as informal on-street parking via numerous marked bays.

Flat 101 also has its own single garage with modern up and over door which forms part of a line of garages set just to the side of the property.

Services: All main.

Tenure: Leasehold. Lease currently being extended to 170 years.

Service Charge: £2,848.18 (Jan-Dec 2026 - inc. non-regular 'major' works).

Ground Rent: Peppercorn/nil (as part of lease extension).

Local Authority: Arun District Council.

Council Tax Band: Band B.

Energy Rating: Band C.

LOCATION

The property is attractively positioned towards the entrance into Kyoto Court, which is a mature cul-de-sac comprising an even blend of apartments, houses and bungalows, and is situated conveniently in the popular residential area of West Bognor being only about half a mile from local shops along Aldwick Road, the promenade and beach. It is also within easy reach of bus services, doctors' surgeries, primary and secondary schools, and sports clubs.

Bognor Regis town centre and railway station are located only about a mile to the east offering a wider range of shops as well as a cinema, cafes, restaurants and pubs.

The cathedral city of Chichester lies only about 6 miles to the north-west and offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre.

Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days whilst The South Downs National Park is within easy reach being only about 3 miles to the north of the city centre.







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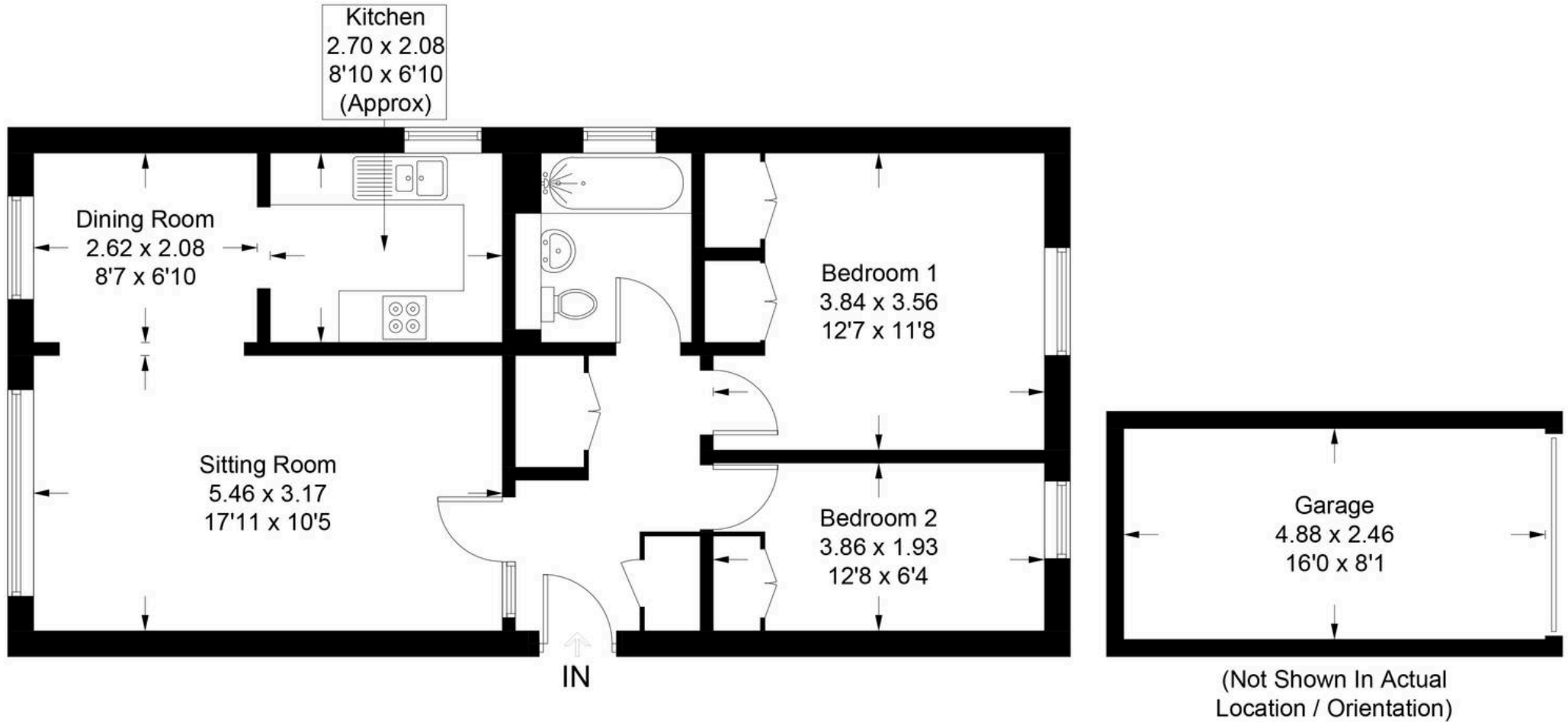
101, Kyoto Court, PO21 2UJ

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 77.3 sq m / 832 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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