

WHITLOCKS
ESTATE AGENTS

Clock Walk, High Street, Bognor Regis

£115,000







Positioned in the heart of Bognor Regis town centre, this newly refurbished ground floor studio apartment offers bright, modern and well arranged accommodation within easy reach of shops, amenities and transport connections.

The property has been thoughtfully designed to maximise the available space, with an open plan living, dining and sleeping area creating a versatile setting for everyday living. There is ample room for comfortable seating, a dining area and sleeping accommodation, while the neutral presentation gives the space a fresh and contemporary feel.

Leading from the main living area is a modern fitted kitchen, providing a practical range of cabinetry, worktop space and an integrated fridge freezer.

A contemporary shower room completes the accommodation and is finished in a clean, modern style.

Further benefits include UPVC double glazing, electric heating throughout and a telephone intercom entry system, adding both comfort and convenience.

The property also benefits from access to on street permit parking, while regular bus services and a wide range of local shops and amenities are all within easy walking distance.

Offered with the option to purchase fully furnished, this appealing studio apartment would make an excellent choice for first time buyers, investors or those seeking a convenient and low maintenance home in a central location.

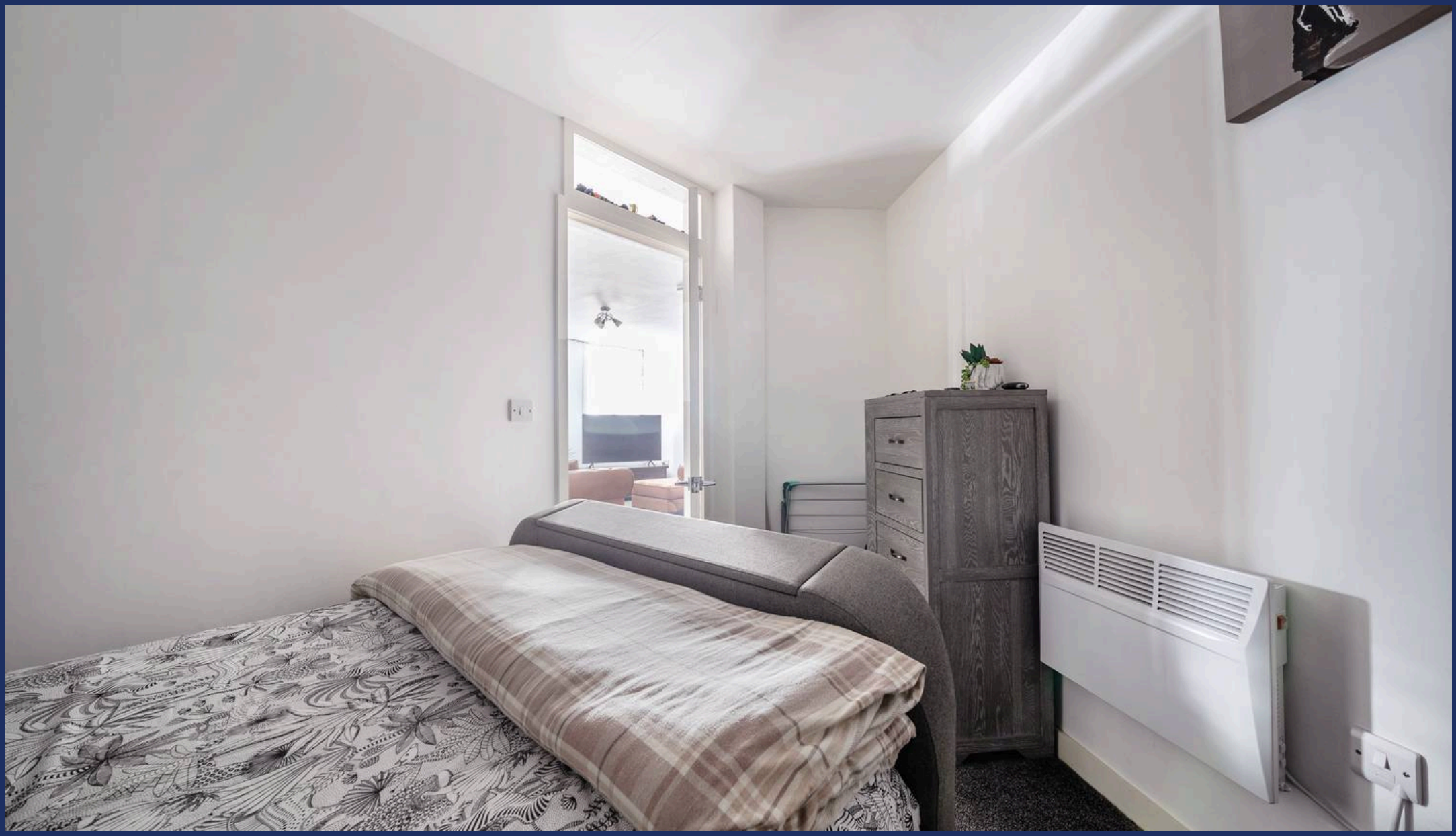
The property is offered with approximately **99 years remaining on the lease, with a **service charge of approximately £155 per month**.

- No Forward Chain

Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and many more! The Town itself also offers a variety of shops, restaurants, pubs, cafes, parks and activities, as well as the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felpham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital.

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Council Tax band: TBD
Tenure: Leasehold

EPC Energy Efficiency Rating: D