



20 Sovereign Court, Campbell Road | Bognor Regis | PO21 1AH

Guide Price £69,950

Retirement - Leasehold



**hancock**  
Lettings & Estate Agents



# Flat 20

Campbell Road | Bognor Regis | PO21

1AH

Guide Price £69,950

- No Onward Chain
- Recently redecorated throughout
- Lift access to all floors
- Communal recreation room
- Retirement apartment
- Newly fitted kitchen
- South facing
- Communal lounge
- Off road parking
- Age Restricted

Positioned just moments from the seafront, this recently redecorated South Facing one bedroom retirement apartment offers comfortable and secure coastal living in the heart of Bognor Regis. Situated within the popular Sovereign Court development, the property benefits from lift access to all floors and a range of excellent communal facilities including a residents' lounge, recreation/entertainment room, laundry room and a guest bedroom available for visiting family and friends.

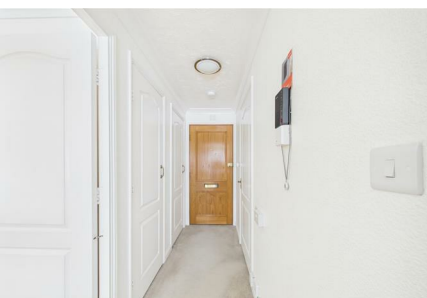
The apartment itself features a bright and spacious living area, a newly fitted kitchen complete with a brand new Beko electric cooker, a good size double bedroom with built in wardrobes and a newly fitted shower room. Additional benefits include UPVC double glazed windows, intercom and entry fob security system, emergency pull cords and residents parking.





what3words ///

wizard.duty.parts



Conveniently located just set back from the promenade, the property enjoys easy access to the beach, local shops, cafés, transport links and town centre amenities, making it an ideal choice for those seeking an independent yet community-focused retirement lifestyle by the sea.

Bognor Regis is a popular seaside town on the South Coast, known for its long promenade, traditional beachside charm and relaxed coastal lifestyle. Offering a range of independent shops, cafés, restaurants and leisure facilities, the town also benefits from excellent transport links, including direct rail services to London, Brighton and Portsmouth. With beautiful nearby countryside and a vibrant seafront atmosphere, Bognor Regis continues to be a sought-after location for both residents and holidaymakers alike.

Additional information :

Council Band : C

Tenure : Leasehold

Broadband : Up To 1800mbps

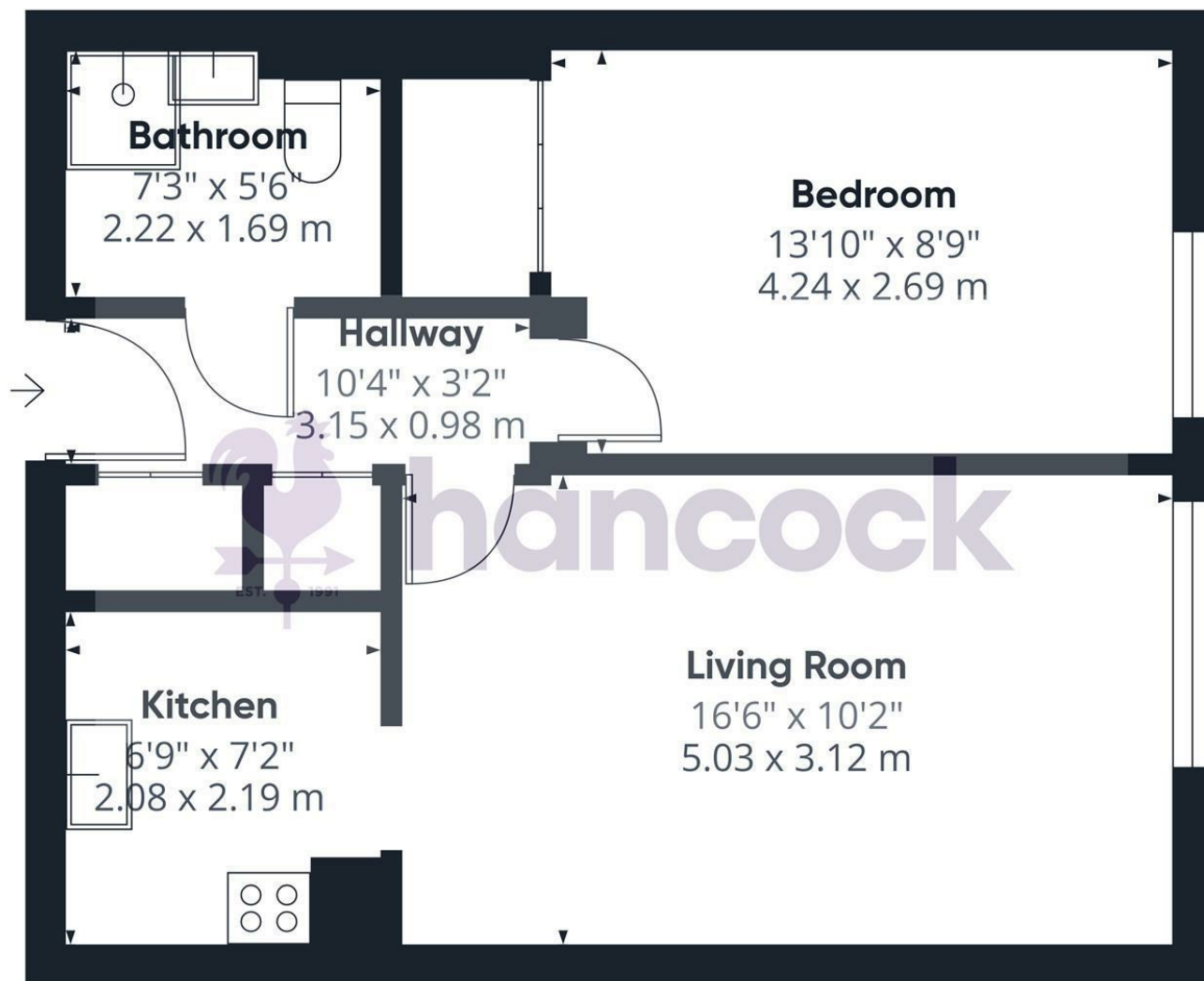
Mobile : Outstanding: EE, Three and Vodafone; Good: O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          | <b>87</b>                  | <b>88</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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