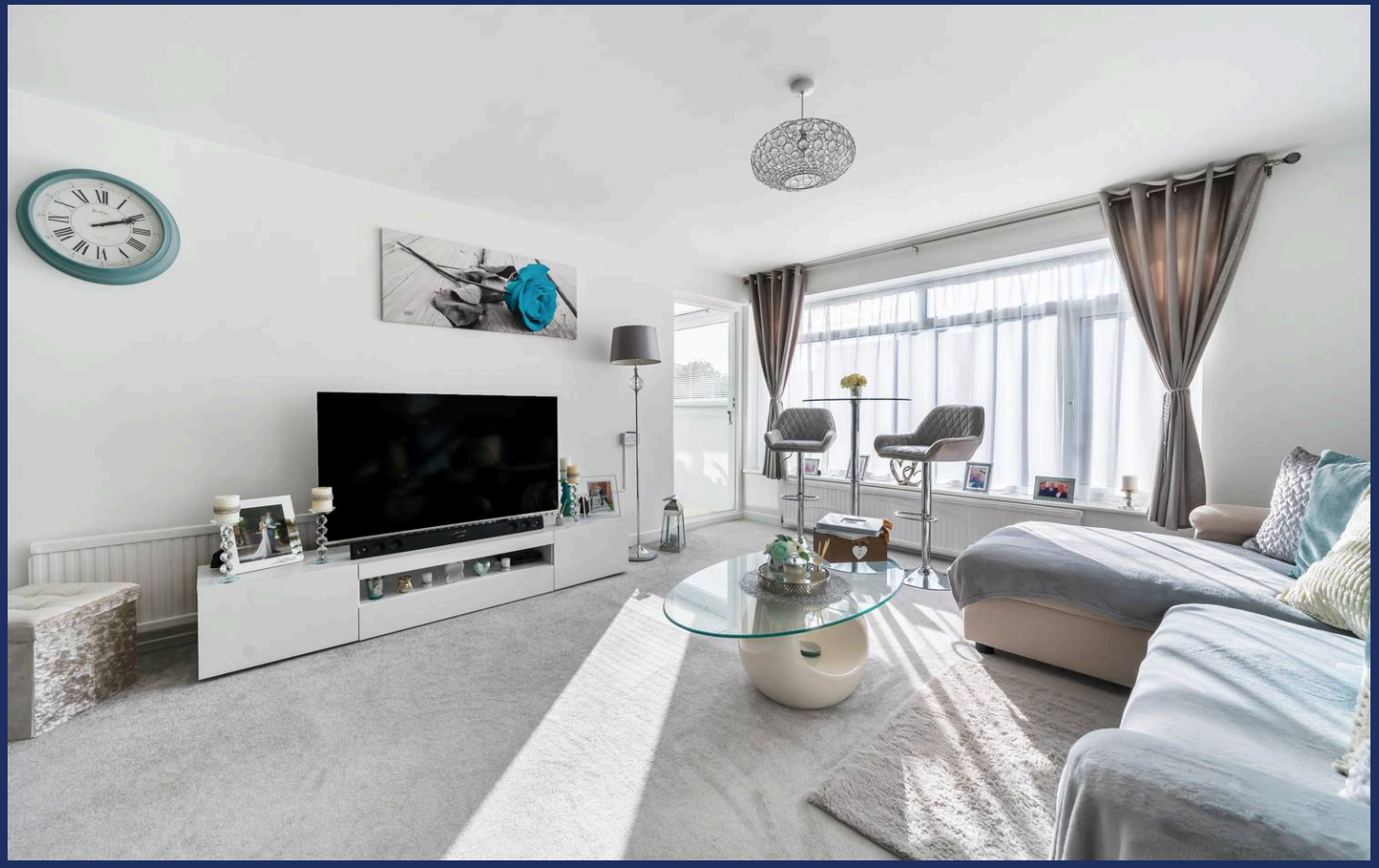


WHITLOCKS
ESTATE AGENTS

Sabey Court Albert Road, Bognor Regis, PO21 1LU

In Excess of £195,000







No Forward Chain

Imagine starting your morning with a coffee on your covered balcony, taking in the sea views, before enjoying a leisurely stroll along the seafront or into town. Beautifully redecorated throughout by the current owners, this immaculate first-floor apartment offers a wonderful combination of coastal living, modern comfort and generous accommodation. The property features a spacious lounge/dining room, a contemporary kitchen with integrated appliances and two well-proportioned double bedrooms, both benefiting from built-in wardrobes. Further advantages include lift access, a private garage and the convenience of **no forward chain**, making this an ideal opportunity for those seeking a beautifully presented coastal home ready to move straight into.

Beautifully redecorated throughout by the current owners to an exceptional standard, the apartment features an extremely spacious entrance hall with access to all rooms. The generous lounge/dining room opens onto a covered balcony, creating the perfect sun room while enjoying sea views. The modern fitted kitchen is well equipped with a full range of integrated appliances.

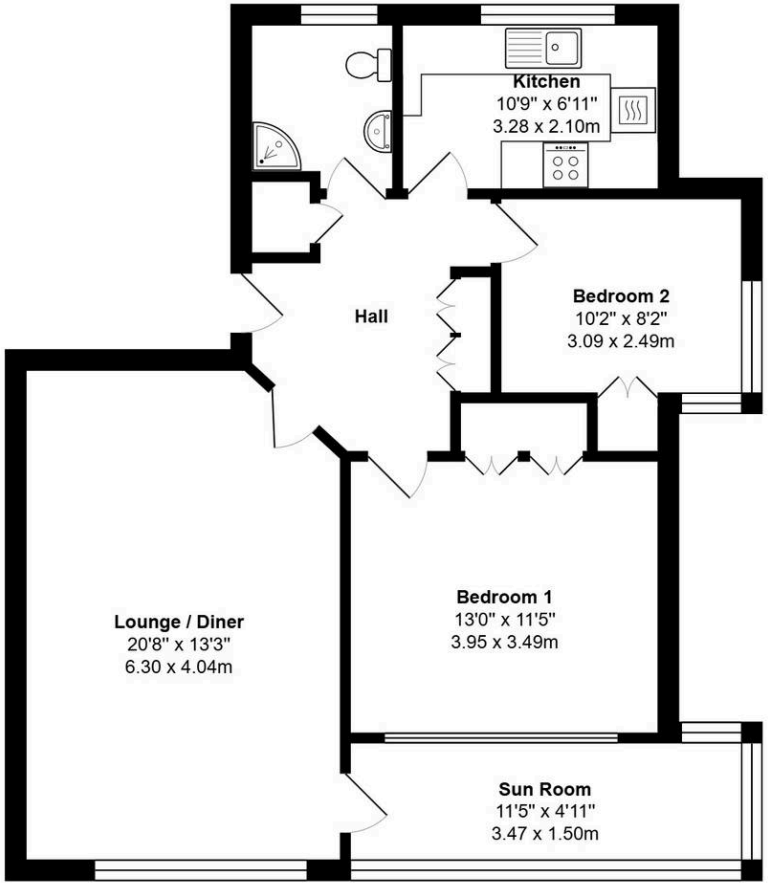
There are two double bedrooms, both with built-in wardrobes, together with a contemporary fitted shower room. Further benefits include UPVC double glazing, gas-fired central heating and lift access to all floors.

Outside, the property further benefits from a private garage, complete with power and a water supply, which currently accommodates the washing machine, providing a practical additional utility space. Residents' parking is also available on a first-come, first-served basis.

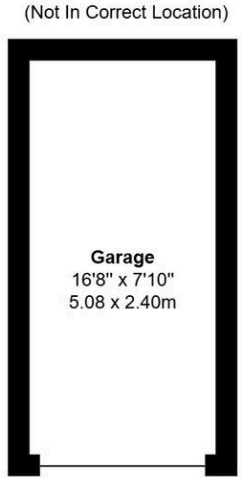
Combining generous, beautifully presented accommodation with an enviable coastal location, this superb apartment offers an excellent opportunity to enjoy comfortable, low-maintenance living just moments from Bognor Regis town centre and the seafront.

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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Ground Floor



Total Area: 979 ft² ... 91.0 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Whitlocks Estate Agents

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Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D