



21 Seaward Court – West Street – Bognor Regis – West Sussex – PO21 1XJ
A one-bedroom ground floor apartment in a good position and close to shops

21 Seaward Court

Entrance hall • Sitting room • Bedroom •
Kitchen • Shower room

£112,000 leasehold

Seaward Court is conveniently situated off West Street with visitors' parking to the north of the development off Chapel Street.

A one-bedroom ground floor apartment with bay window and attractive view.

Well kept gardens and grounds.

Facilities include a resident scheme manager, lift, communal lounge, laundry, two guest suites and alarm and intercom system in each property.

Shops and amenities within easy walking distance

There is visitors' parking to the rear of the development.

Good road communications with easy access to the A27 and frequent trains from Bognor Regis to London (Waterloo)

99 year lease from 1986 (62 years remaining)
£120 ground rent and pensionable age covenant.

**For viewings please contact the
Scheme Manager on 01243 830964 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

The Property

No 21 is a one-bedroom ground floor apartment with approximate room dimensions as follows: Entrance hall with storage cupboard. Sitting room (20'2" into bay window x 10'8") Kitchen (7'2" x 5'7") with built-in hob, microwave, oven and extractor fan. Bedroom (14'4" excluding double wardrobe x 8'6") with wall lights. Shower room (7' x 5'4" max). Double glazing and electric storage heating.

Bognor Regis is a well-known seaside resort with a good range of shops including an attractive pedestrianised precinct within a lively centre.

Directions to Seaward Court

From the A27 southeast of Chichester take the A259 (Bognor Road) and continue into the town down the Chichester Road . Shortly before its junction with the A29; after passing Hawthorn Road, Town Cross Avenue and Hillsboro Road on your right, take the third exit at the roundabout onto the B2166 into the Longfield Road and into the town centre.

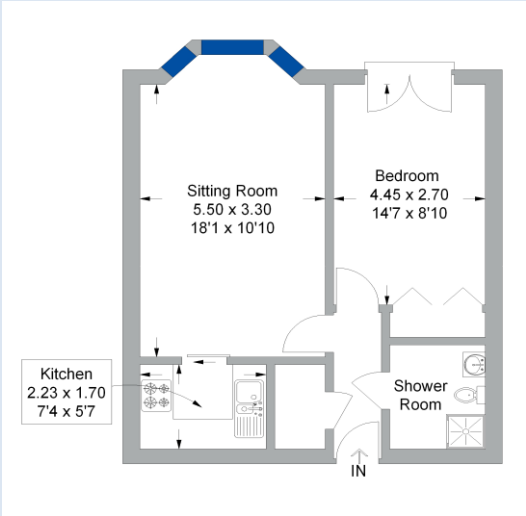
Cross over at the T junction into Canada Grove which runs into the Argyle Road. At the T junction with West Street turn left and in about 50 yards left again into Chapel Street. Follow the road round to your right and Seaward Court will be found ahead of you.



Shower room



Bedroom



Floor plan

Approximate gross internals: Total: 54m² / 484 ft²

Energy performance rating: 76

Service charge: £TBC pa to December 2023

Council tax banding: B

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Seaward Court

Seaward Court was built in 1986 by Seaward Retirement Homes and lies about 250 yards from the seafront off The Esplanade. Supermarkets, banks, cinema, station and bowling green are all easily accessible.

Location

Bognor Regis is a bustling resort with many amenities and numerous facilities with miles of sand and shingle beaches. It expanded considerably after the 2nd World War and today the nearby villages of Felpham and Aldwick have now really been absorbed as residential areas but each with their own distinct centres and shopping areas.

The Dome House is Bognor's most famous building and other prominent local landmarks include the Royal Norfolk Hotel and Hotham Park.

The town originated as a fishing village and rose to prominence in the late 18th century. It acquired the 'Regis' after a visit by George V in the 1920's.

The beaches and bird sanctuary at Pagham, once the fourth wealthiest parish in the Kingdom, are a short drive away. Goodwood and the South Downs are about a fifteen minute drive away. Other places of interest and walks are within easy reach. There are several golf courses nearby and a bowling club immediately opposite.

Further afield

Bognor Regis is about seven miles south east of Chichester. Littlehampton is about six miles and Arundel eight miles. Fast trains to London (Victoria) from Bognor take about an hour and fifty minutes and from Chichester take a little over an hour and a half.



Grange Management (Southern) Limited,
The Mill, Abbey Mill Business Park
Lower Eashing, Godalming Surrey GU7 2QJ

Telephone: 01483 411770
Email: info@grangemanagement.com
www.grangemanagement.com

Managing Agents

