



26 Seaward Court – West Street – Bognor Regis – West Sussex – PO21 1XJ

One bedroom first floor apartment just a short walk to the town centre and seafront





## 26 Seaward Court

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

**£109,500 leasehold**

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

An attractive one-bedroom first floor apartment overlooking West Street.

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

Attractive gardens and grounds.

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 (Victoria)

99 year lease (from 1986), £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

One bedroom first floor apartment with approximate dimensions as follows: Entrance Hall with storage cupboard and built in cupboard. South facing Sitting Room (17'4" x 13'4" narrowing to 7'8") with wall lights. South facing Kitchen (7'3" x 5'7) with range of floor and wall units. Bedroom (18' excluding wardrobe x 8'11") with built in cupboards and wall lights. Shower room (6'8" x 5'6") Double glazing and electric storage heating.

The development provides a special environment designed to combine comfort and security in retirement.

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.



*Bedroom*



*Shower room*

**Approximate gross internals:**

**Total: 48 m<sup>2</sup> / 517 ft<sup>2</sup>**

**Energy performance rating: 78**

**Condition Code: C**

**Service charge: £2,165.25 p.a.**

**Council tax banding: B**



# Seaward Court

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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.



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