



Flat 1, 1 Sussex Place, High Street, Bognor Regis

Guide Price £170,000

Flat 1, 1 Sussex Place

- First Floor Apartment
- High Ceilings
- Two Bedrooms
- South Facing Roof Terrace
- Storage Room
- Patio Garden
- Long Lease
- Close to the Beach
- No Onward Chain

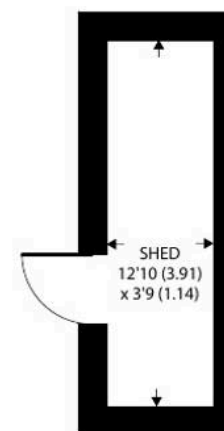
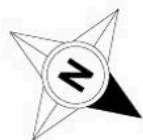
A well-presented two bedroom flat situated on the first floor of a period building located in Central Bognor with both a patio garden and a south facing roof terrace.

Upon entering the apartment, you are greeted by a wide entrance hall that provides access to all principal rooms. The living area is bright and airy, benefiting from a large window and French door opening to the terrace and has high ceilings. The kitchen is well-appointed with a range of modern units and ample worktop space. The two bedrooms are both well-proportioned, with large bay windows in both. Additionally, there is a separate storage room accessed from the garden. The property is offered with a long lease and there is no onward chain.

Residents will appreciate the convenient location, with the beach just a short stroll away, as well as easy access to a variety of shops, cafes, and transport links. The apartment is ideally suited to first-time buyers, downsizers, or investors looking for a well-located and low-maintenance property.







Sussex Place, High Street, Bognor Regis

Approximate Area = 775 sq ft / 71.9 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 823 sq ft / 76.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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The flat is situated in Bognor Regis town centre with its precinct shopping facilities, mainline railway station to London Victoria and traditional beach and promenade.

What3Words [///races.data.yarn](https://www.what3words.com/races.data.yarn)

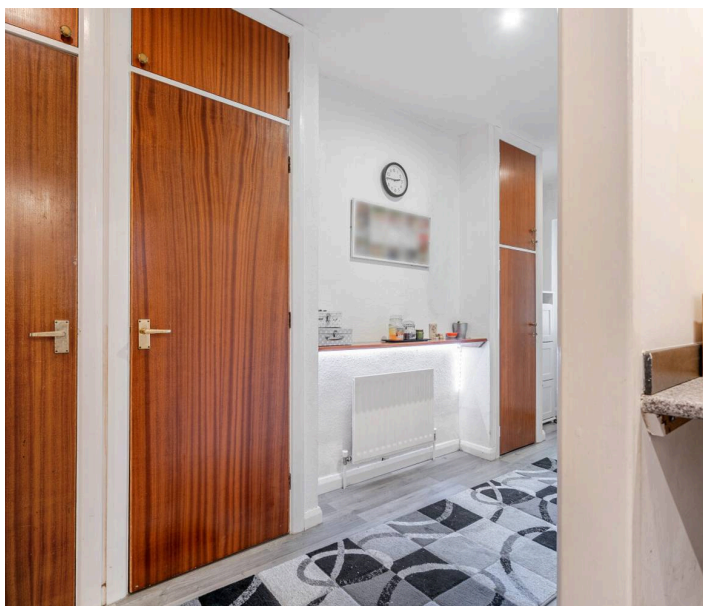
Tenure: We understand the lease is from 01/01/1986 until 31/12/2141.

Ground Rent: We understand this is currently £100 p.a., payable in January and July. There is also a sinking fund of £100 p.a., also payable in January and July.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Bognor Regis Pier

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.