



## Flat 1, Waterloo Court Norfolk Street, Bognor Regis

Guide Price £140,000

## Flat 1, Waterloo Court

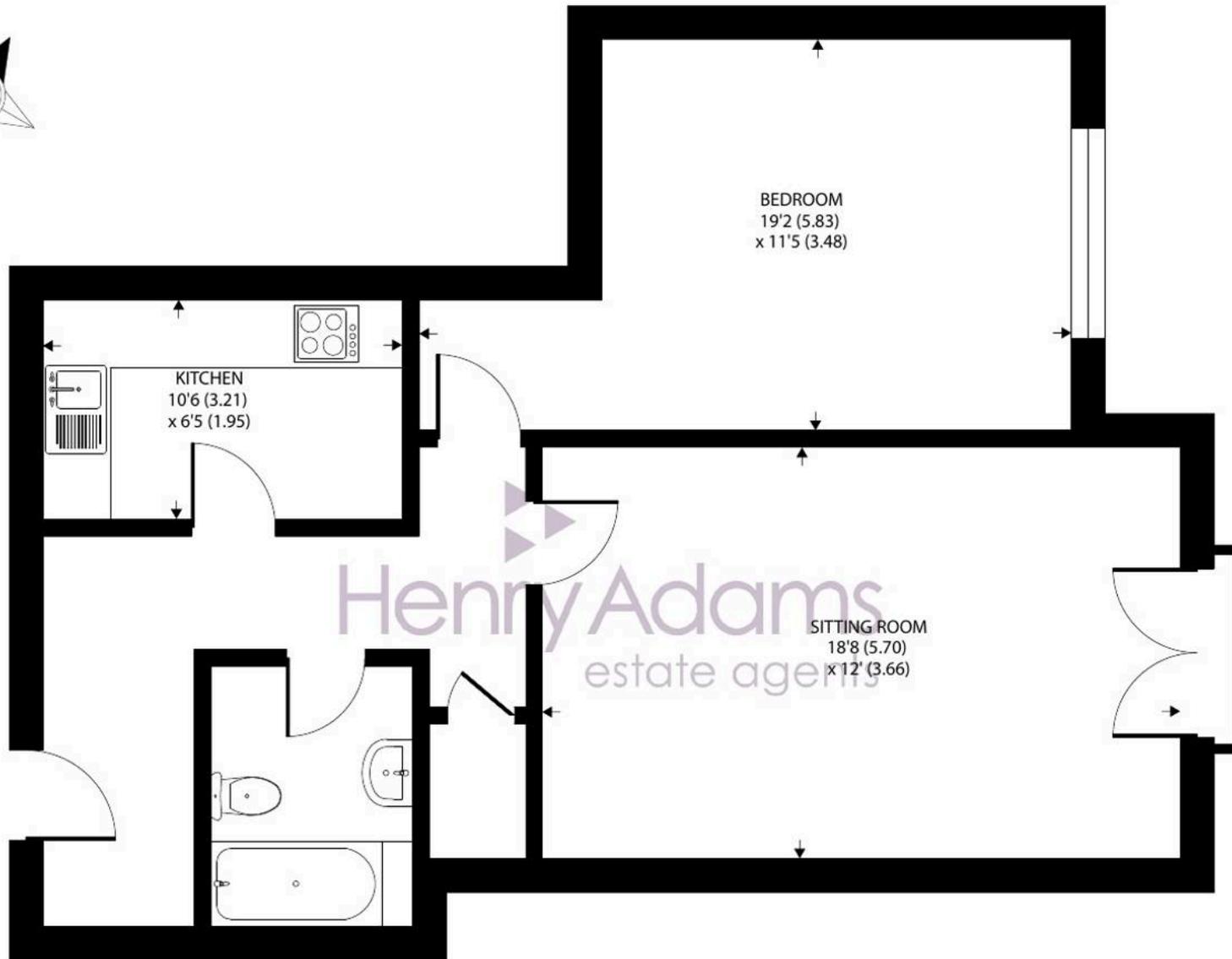
- Spacious One Bedroom Apartment
- Seaside Location
- Juliette Balcony in Sitting Room
- Bathroom with 3 Piece Suite
- 0.1 Miles to Bognor Regis High Street
- Ideal Investment

Located just 0.1 miles from Bognor Regis High Street and moments from the seaside, this spacious one bedroom apartment offers an excellent opportunity for both first-time buyers and investors.

The generous sitting room features a Juliette balcony, allowing natural light to flood the space. The well-proportioned bedroom offers ample room for furnishings, while the bathroom is fitted with a modern three piece suite, ensuring comfort and convenience. The kitchen is designed for practicality and includes ample storage and worktop space.

This apartment is ideally situated to enjoy the vibrant amenities of Bognor Regis, including shops, cafes, and transport links, making it a perfect choice for those seeking a coastal lifestyle with easy access to local attractions. With its central location, and well-designed layout, this property represents an ideal investment opportunity or a home for those looking to enjoy everything the area has to offer.





FIRST FLOOR

## Waterloo Court, Norfolk Street, Bognor Regis

Approximate Area = 656 sq ft / 60.9 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). © natchecom 2026.  
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Situated in the heart of the seaside town of Bognor Regis, a few steps away from the pier, promenade and beaches and within a few minutes' walk of both the town centre, with its shopping precinct, cafes and restaurants, and the mainline railway station with services to London Victoria and along the South Coast.

What3Words ///mimic.locked.sting

Tenure: We understand there is 120 year lease from 25/03/1993.

Maintenance Charge: We understand the maintenance charge is approximately £2,448 p.a.

Ground Rent: We understand the ground rent is currently £75 p.a.

Tenure: Leasehold

Council Tax band: B

EPC Energy Efficiency Rating: D





## Bognor Seafront

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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.