



## Flat 21, Harfield Court Lyon Street, Bognor Regis

Guide Price £85,000

## Flat 21 Harfield Court

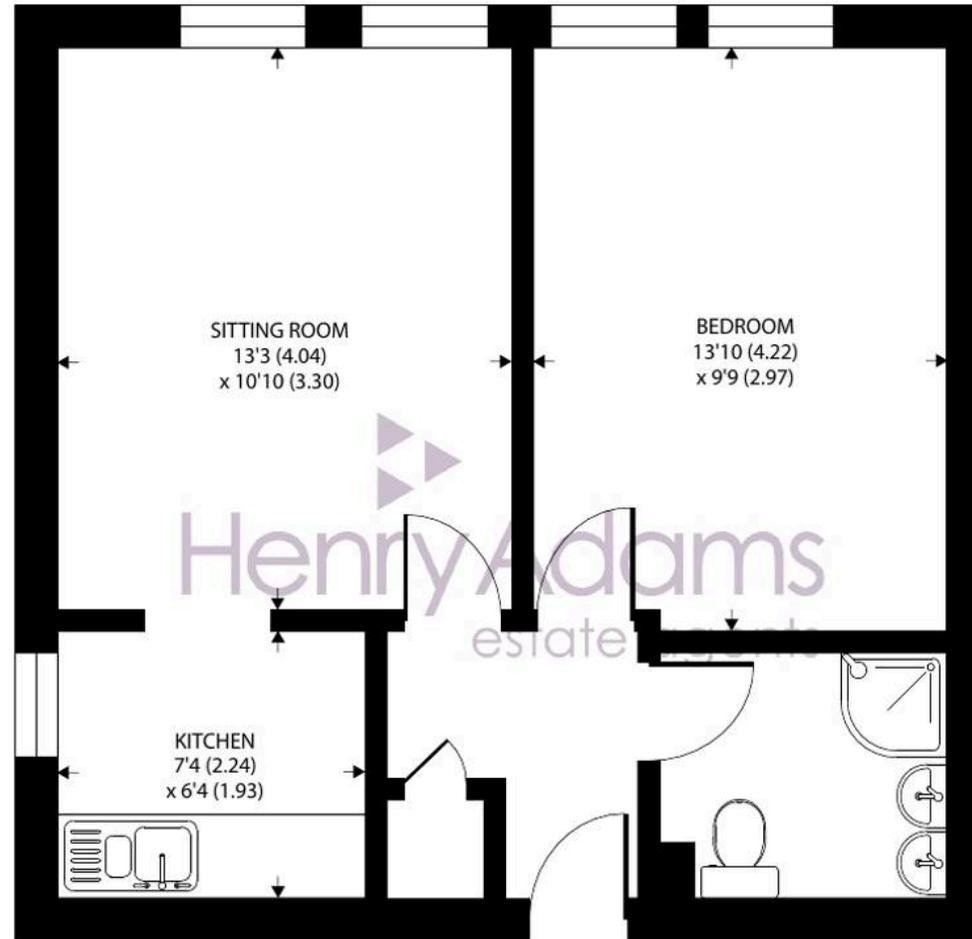
- Ground Floor Apartment
- Age Restricted 65+ Years
- Short Walk to Seafront
- Double Bedroom
- Fitted Shower Room
- Allocated Parking
- Town Centre Location
- Extended Lease to 900+ Years

This one bedroom ground floor apartment is situated within a short walk to the seafront and local amenities, the property benefits from an extended lease of over 900 years, providing long-term peace of mind. The spacious double bedroom is complemented by a fitted shower room, while the sitting room provides a comfortable setting. The kitchen offers ample storage and workspace for every-day living. Additional features include allocated parking (ideal for residents and visitors) and secure entry to the building.

The apartment's central location ensures easy access to shops, restaurants and transport links, making it a practical choice for commuters and those who enjoy the vibrant atmosphere of the town. This property combines comfort, security and convenience in a sought-after location, and is offered with no onward chain for a straightforward purchase.

Early viewing is highly recommended to appreciate the value on offer in this convenient ground floor flat.





GROUND FLOOR

## Lyon Street, Bognor Regis

Approximate Area = 426 sq ft / 39.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Henry Adams. REF: 1422026

Harfield Court is situated to the east of Bognor Regis town centre and within easy access to the seafront and Hotham Park. The precinct shopping facilities and the mainline railway station are within easy walking distance.

What3Words ///soup.rungs.closer

Tenure: We understand there is a 999 year lease from 29/09/1983.

Maintenance Charge: We understand the maintenance charge is approximately £1,904.26 p.a.

Ground Rent: Peppercorn.

Council Tax band: A

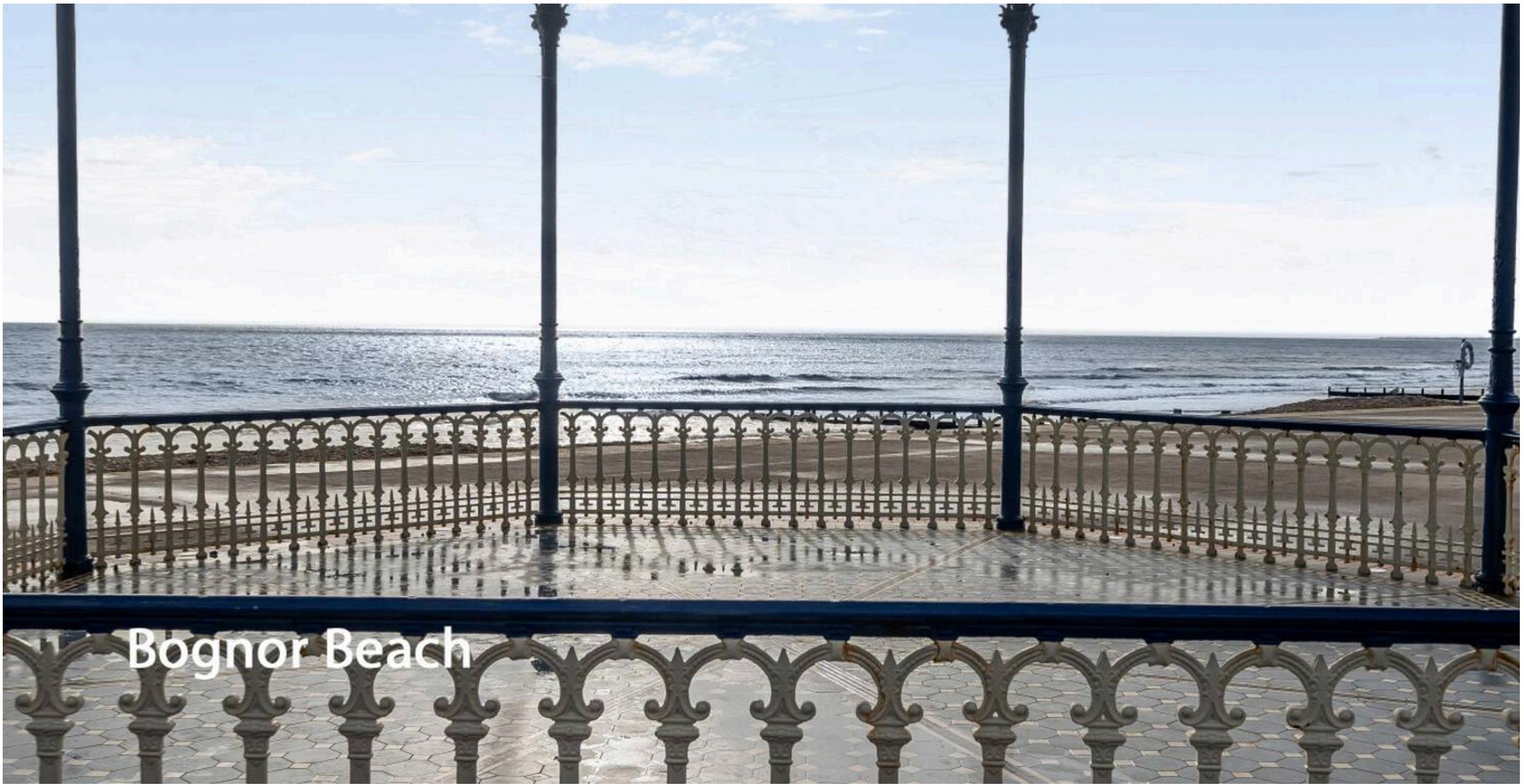
Tenure: Leasehold

EPC Energy Efficiency Rating: D



Bognor Regis Pier





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