



**Flat 1, Saffron Court, 50 Linden Road**

Guide Price **£150,000**

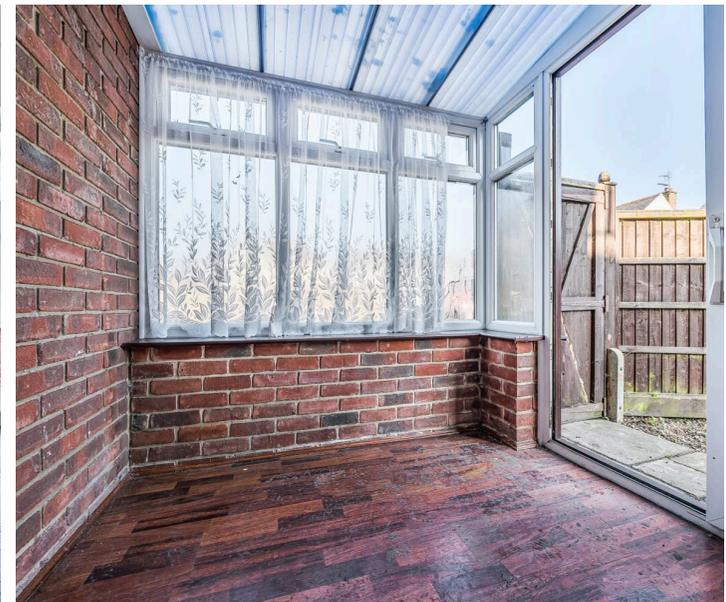
# Flat 1 Saffron Court

- Ground Floor Apartment
- Extended Lease Circa 950 Years Remaining
- Conservatory leading to Private Garden
- Large Double Bedroom with Fitted Wardrobes
- Share of Freehold
- Access to Communal Gardens
- Allocated Reserved Parking
- Convenient Location

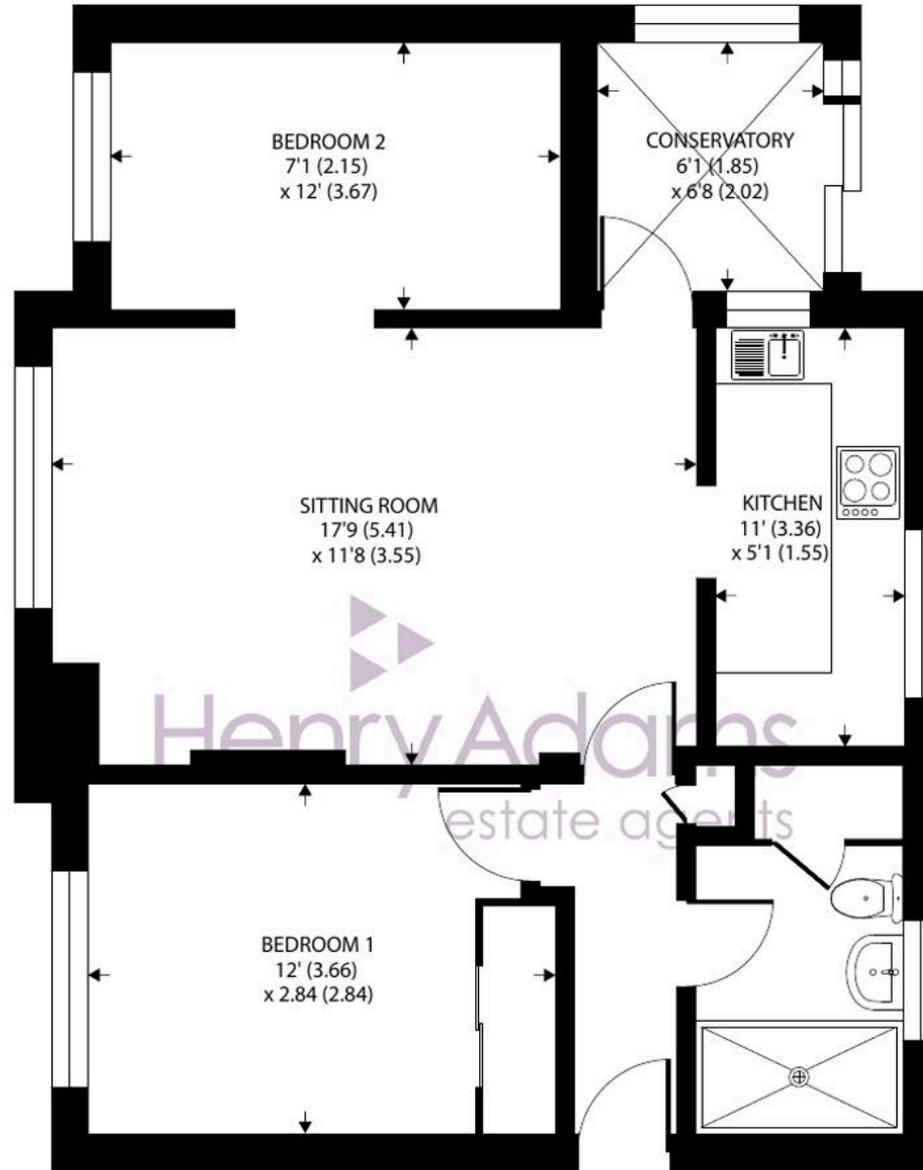
This well-presented ground floor apartment offers comfortable and contemporary living in a sought-after location. The property features two spacious bedrooms, including a large double bedroom with fitted wardrobes for ample storage. The inviting living area provides a welcoming space for relaxation, while the kitchen is equipped with essential appliances and generous worktop space.

A standout feature of this home is the bright conservatory, which offers an additional versatile living area and direct access to the private low maintenance garden. Further benefits include a bathroom with walk-in shower, double glazing throughout, and gas central heating.

The apartment comes with an allocated reserved parking space for added convenience. Residents also enjoy access to well-maintained communal gardens, creating a peaceful environment within the development. With an extended lease of approximately 950 years remaining and a share of the freehold, this property offers a secure long-term investment.







GROUND FLOOR

## Linden Road, Bognor Regis

Approximate Area = 624 sq ft / 57.9 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). © ntechcom 2026.  
Produced for Henry Adams. REF: 1423057

Ideally situated close to local shops, transport links, and amenities, this flat is perfectly suited for downsizers, or investors alike. Early viewing is highly recommended to appreciate the quality and excellent location of this delightful home.

Situated conveniently to local schools, promenade, beach and the precinct shopping facilities of the town centre with a range of shops, cafes, bars and restaurants. There is also the mainline railway station with services to London Victoria and the South Coast.

What3Words ///brands.boxing.front

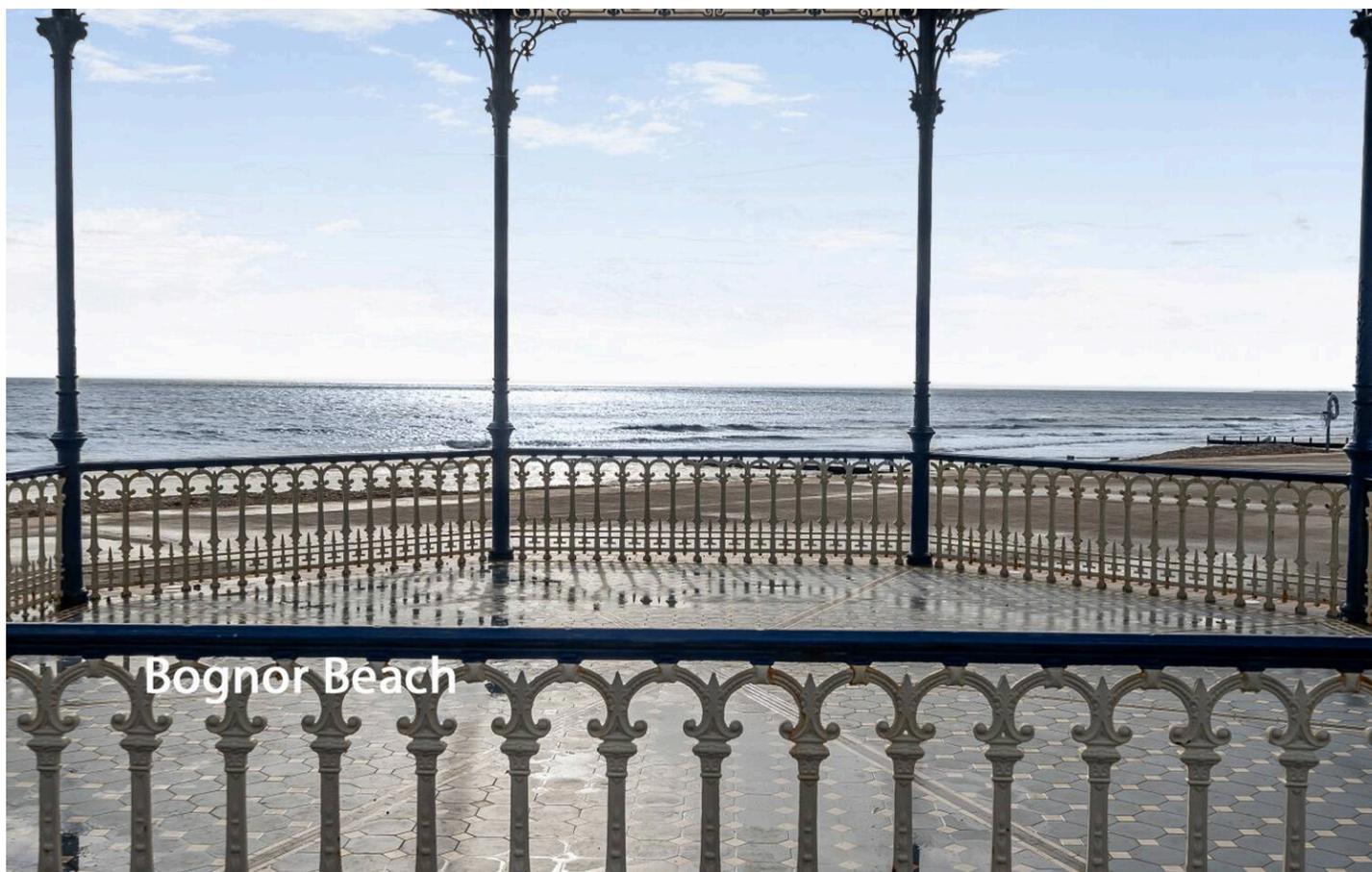
Tenure: We understand there is a 999 year lease from 24/06/1984.

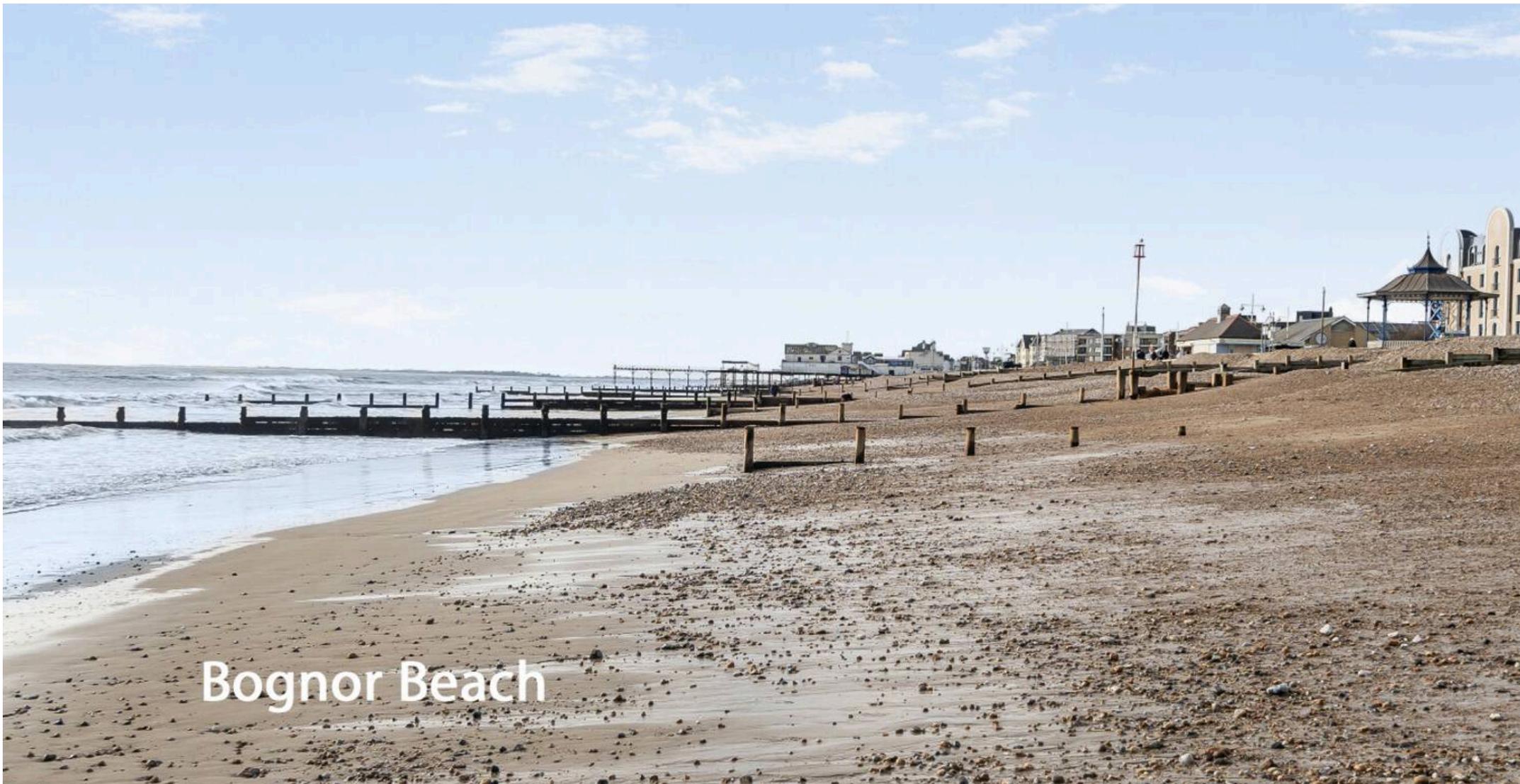
Maintenance Charge: We understand the maintenance charge is currently £2,220 p.a.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





## Bognor Beach

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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.