



1 Berkeley Court

Modernised spacious ground floor two bedroom apartment is the ideal seaside retreat offering sea views.



- ▶ **Seafront Apartment with Sea Views**
- ▶ **Modern Fitted Kitchen**
- ▶ **Two Double Bedrooms**
- ▶ **Secure Video Intercom Entry System**
- ▶ **No Forward Chain**
- ▶ **Sitting Room**
- ▶ **Modern Shower Room**
- ▶ **Modern Bathroom**
- ▶ **Carport**
- ▶ **Share of Freehold**

Situated on the seafront of Bognor Regis is the highly regarded and ever sought-after Berkeley Court. This particular apartment has been modernised tastefully and benefits from south facing sea views from all the principal rooms.

The accommodation briefly comprises welcoming entrance hallway with storage cupboard. The sitting room has a double glazed sliding door to a south facing terrace with sea views, quality fitted kitchen inclusive of integral appliances, hob and integrated eye level oven and hob. The principal bedroom has sea views and fitted double wardrobes. The second double bedroom also has sea views. The family bathroom has a contemporary white suite and there is a shower room also fitted with a contemporary suite.

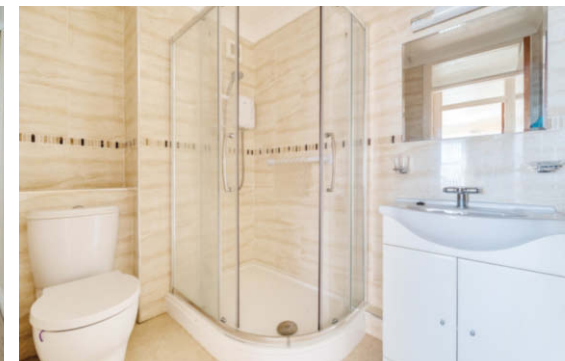
Outside, the apartment benefits from a carport and visitor parking can be found at the rear of the development.

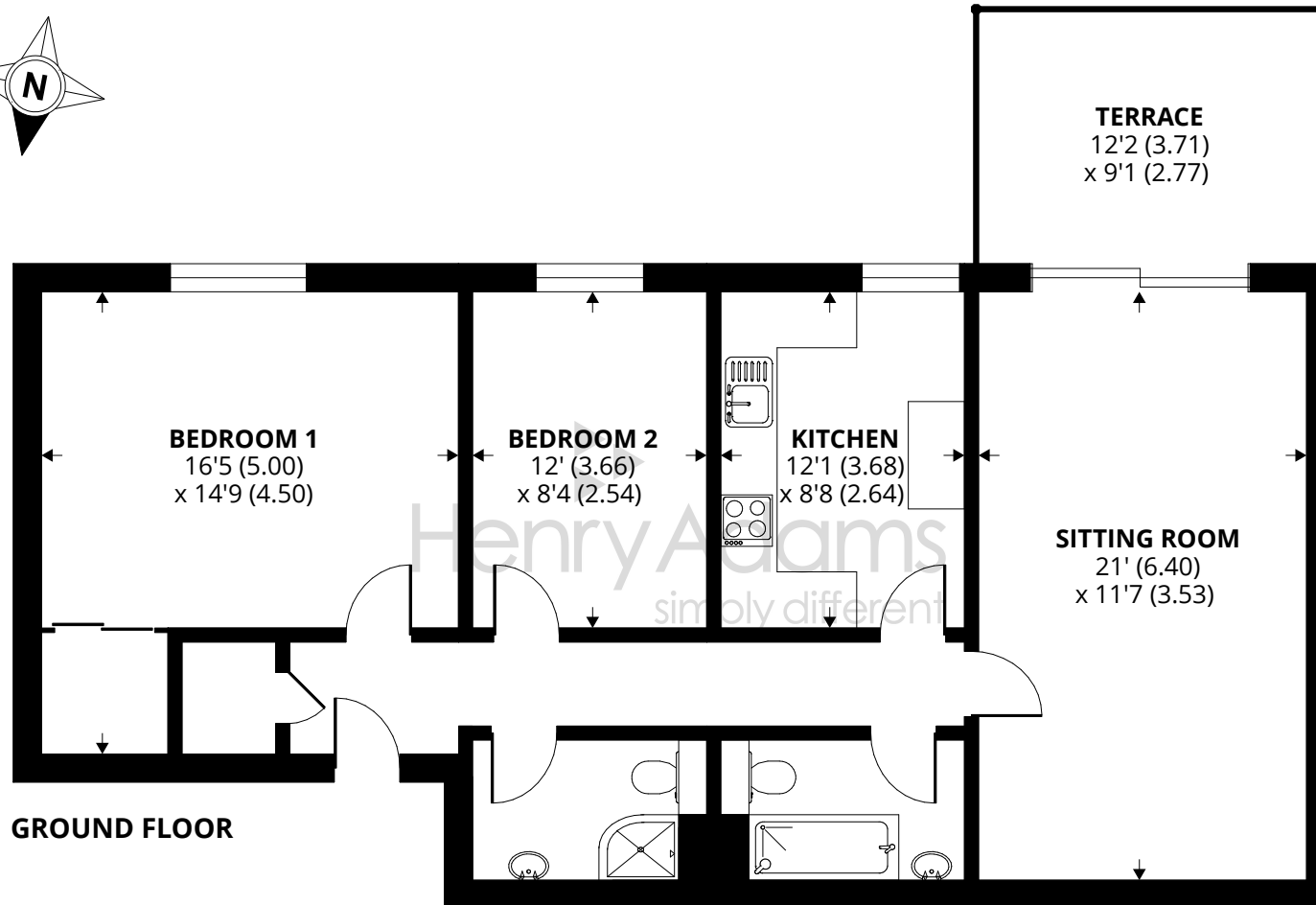
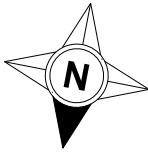
Tenure: We understand there is 125 year lease from 1984.

Maintenance Charge: We understand the maintenance charge is approximately £2,500 p.a.

Ground Rent: We understand the ground rent is currently £100 p.a.

Council Tax Band: D





GROUND FLOOR

Approximate Area = 876 sq ft / 81.3 sq m

For identification only - Not to scale



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.

Situation

Berkeley Court is a very popular and well-respected apartment block situated on the promenade of the seaside town of Bognor Regis. The precinct shopping facilities with a range of cafes, bars and restaurants are within easy walking distance as is the mainline railway station with services to London Victoria and the South Coast.

Directions

From the pier in Bognor Regis head eastwards along the seafront and after approximately 300m, Berkeley Court will be found on the left hand side. The parking bays and garages can be found towards the rear.

22/12/23

