



## Flat 76 Mountbatten Court, Belmont Street, Bognor Regis

A fourth floor apartment with glorious sea views, benefiting from a southerly facing balcony.



- ▶ **Fourth Floor Seafront Apartment**
- ▶ **Open Plan Kitchen**
- ▶ **Principal Bedroom with Uninterrupted Sea Views**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Allocated Parking Space**
- ▶ **Sitting Room with Direct Sea Views and Balcony Access**
- ▶ **Two Bedrooms**
- ▶ **Refitted Shower Room**
- ▶ **Walking Distance to the Train Station**
- ▶ **Lift to all Floors**

Mountbatten Court is a popular seafront apartment block situated in the busy town centre of Bognor Regis with its precinct shopping facilities, range of cafes, bars and restaurants. There is a mainline railway station with services to London Victoria and the South Coast.

The accommodation briefly comprises, entrance hall, sitting/dining room with double glazed sliding door providing access onto the generous balcony, open plan kitchen with integral fridge and freezer, electric oven, gas hob with extractor above, two bedrooms with built-in wardrobes and the principal bedroom has sea views and door giving access to the balcony, refitted modern shower room with basin, WC and benefiting from heated floor.

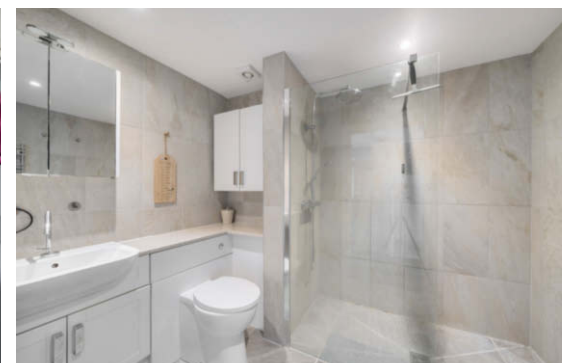
Outside, allocated parking, marked No 70 plus visitor parking.

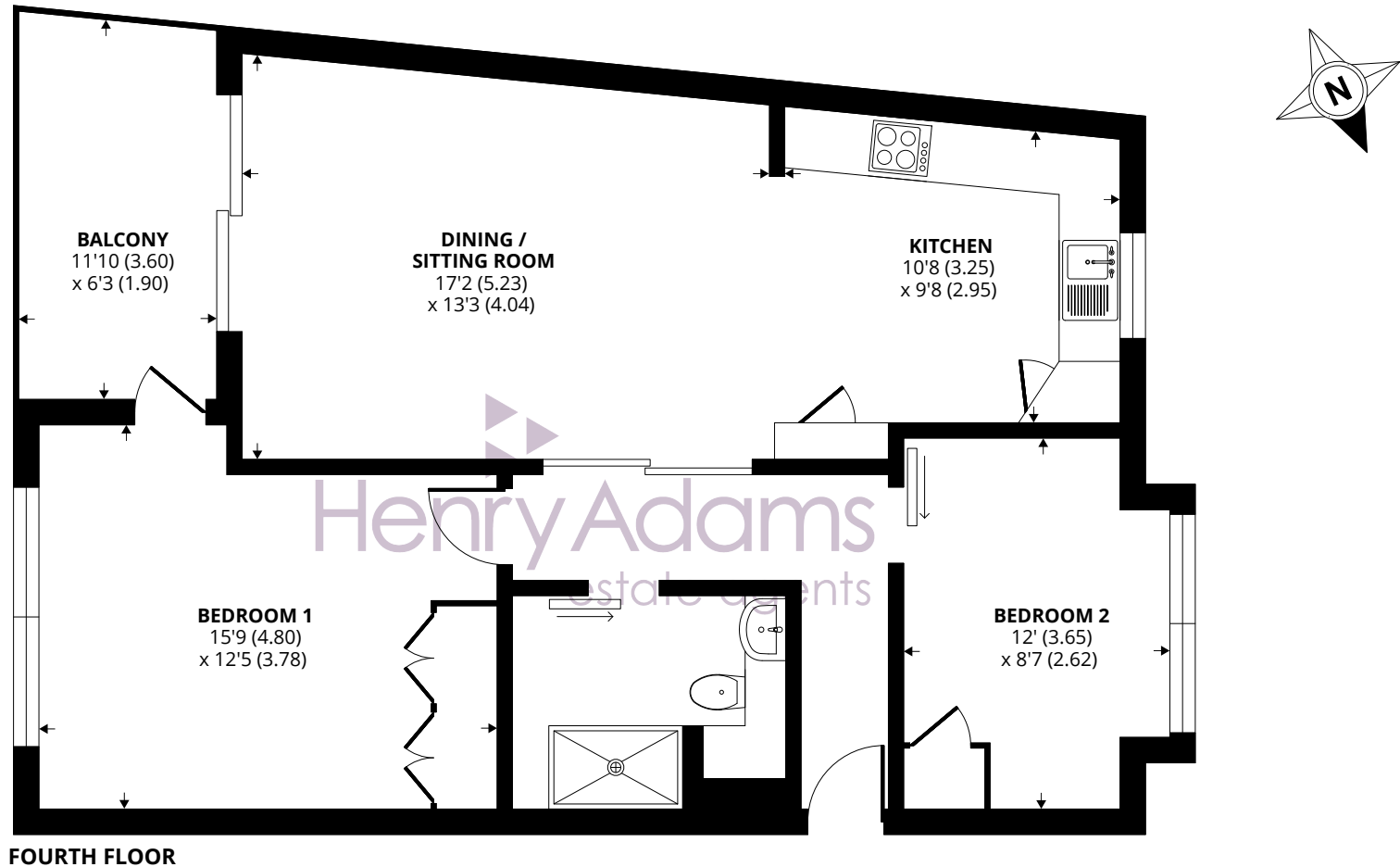
A viewing is highly recommended to appreciate the position, spacious accommodation, and stunning sea views.

Tenure: We understand there is the balance of 199 year lease from 1979.

Maintenance/Ground Rent: We understand the maintenance charge/ground rent payable is approximately £2,300 p.a.

Council Tax Band: D





Approximate Area = 757 sq ft / 70.3 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.

## Location

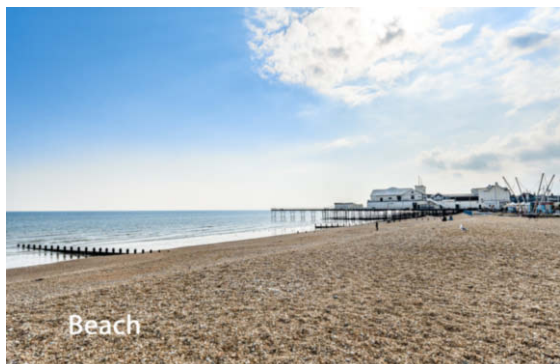
Mountbatten Court is situated in a prominent seafront position in the heart of the seaside town of Bognor Regis. There is a local bus route, which runs along the coast in either direction allowing easy access to both the east and the west. The mainline railway station in Bognor is also a gateway to London and many other destinations.

What3Words /// copies.richer.paints

02/07/24



Bognor Regis Pier



Beach

