



Flat 60 Sovereign Court, Campbell Road

Spacious one bedroom retirement apartment with lift and stairs to all floors. Offered for sale with no onward chain.



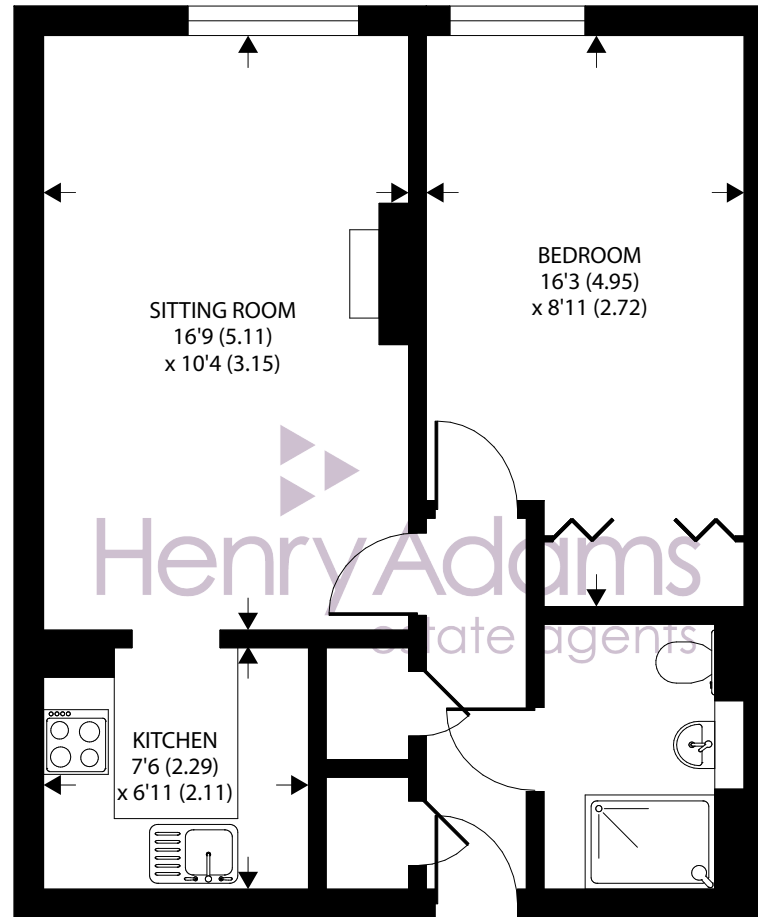
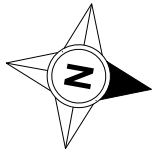
- ▶ **Age Exclusive Apartment for those Aged 67 and Over**
- ▶ **Refitted Modern Kitchen**
- ▶ **Shower Room with WC**
- ▶ **Lift to all Floors**
- ▶ **Residents Parking**
- ▶ **Sitting Room**
- ▶ **Double Bedroom**
- ▶ **Communal Facilities including Laundry Room and Lounge**
- ▶ **Services of Development Manager**
- ▶ **No Onward Chain**

Sovereign Court is regarded as one of the most sought-after age exclusive apartment facilities in the town and a viewing of this bright one bedroom second floor apartment is highly recommended.

This apartment benefits from good storage having two useful cupboards in the entrance hallway with one housing the hot water tank. The sitting room has a westerly aspect and wall mounted storage heater, the kitchen has been recently refitted with electric oven and Bosch electric hob and space for free-standing fridge. The double bedroom has a fitted wardrobe cupboard and westerly facing replacement double glazed window and wall mounted electric heater. The shower room has a refitted WC and basin, walk-in shower cubicle, wall mounted electric heater, light with shaver point and heated towel rail.

There is a lift to all floors and the apartment benefits from the use of resident facilities including two communal lounges, laundry room and development manager. The development is poised in the heart of Bognor Regis and within a short level walk of the town centre and High Street shopping facilities, as well as the beach and promenade. The property also benefits from being offered with the advantage of no onward chain.





SECOND FLOOR

Approximate Area = 479 sq ft / 44.5 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

Sovereign Court is situated in a fantastic location only minutes from the High Street and also the seafront. The local bus routes run along the coast in either direction allowing easy access to both Brighton to the east and Portsmouth to the west. The mainline railway station in Bognor Regis is also a gateway to London and many other destinations.

Tenure: We understand there is 125 year lease from October 1990.

Maintenance Charge: We understand the maintenance charge is approximately £3,512.41 p.a.

Ground Rent: We understand the ground rent is approximately £336.94 p.a.

Council Tax Band: C

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