



Flat 69 Mountbatten Court, Belmont Street

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



- ▶ **Third Floor Seafront Apartment**
- ▶ **Fitted Kitchen**
- ▶ **Principal Bedroom with Access to the Balcony**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **No Onward Chain**
- ▶ **Sitting Room with Direct Sea Views and Balcony Access**
- ▶ **Second Bedroom**
- ▶ **Refitted Shower Room**
- ▶ **Walking Distance to the Train Station**
- ▶ **Garage**

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, welcoming entrance hall with storage cupboard, sitting/dining room with sea views and door providing access onto the generous balcony, kitchen, two bedrooms with the principal bedroom having sea views and sliding door giving access to the balcony, refitted modern shower room with basin and WC.

Outside, there is a garage with power and light (this is located to the left hand side of the communal entrance, it is the left hand garage in a row of three) plus visitor parking.

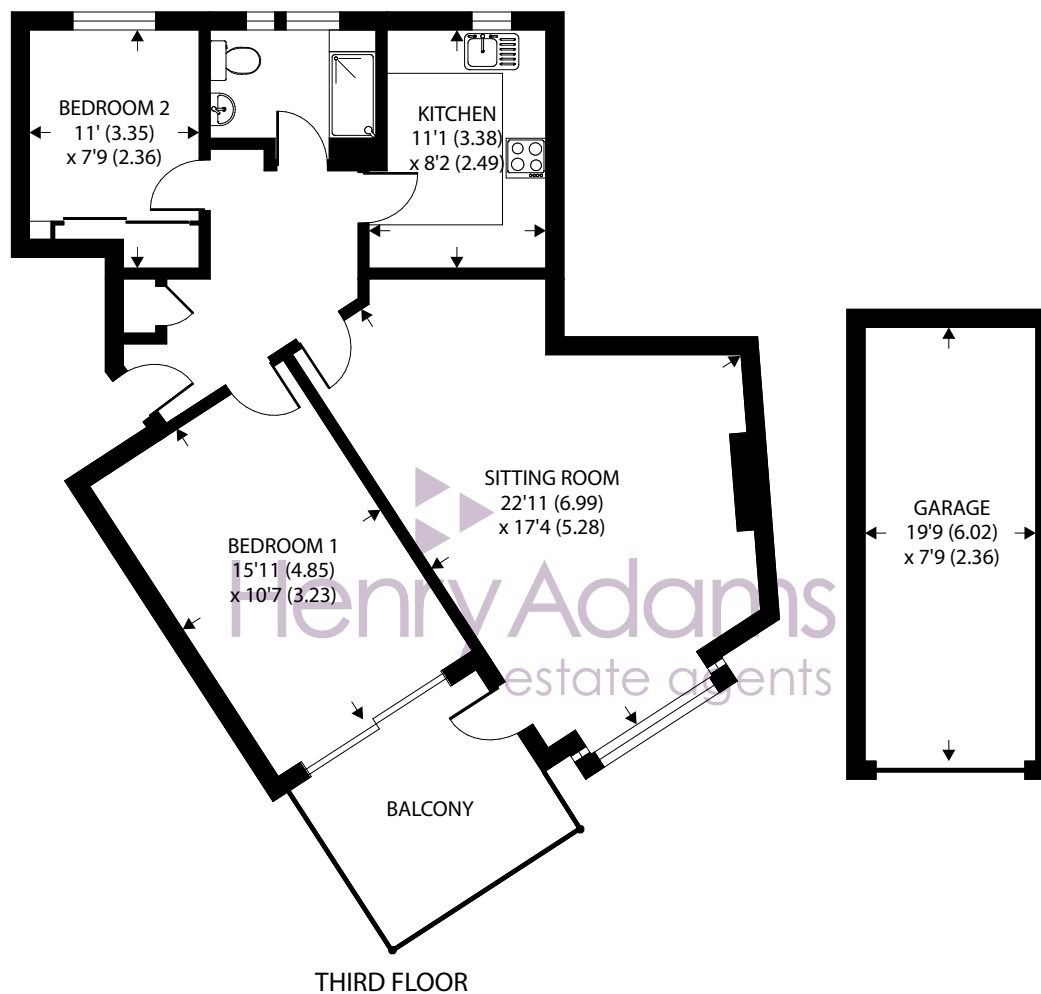
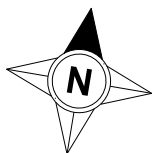
A viewing is highly recommended to appreciate the position, spacious accommodation, and stunning sea views.

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

Maintenance Charge: We understand the maintenance charge is approximately £2,170 p.a.

Council Tax Band: D





Approximate Area = 784 sq ft / 72.8 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 939 sq ft / 87.2 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 ///woods.shorts.hobby

10/01/2025

