



Flat 6, St. Nicholas Court, Elmer Road, Bognor Regis

Guide Price £155,000

 **Henry Adams**
estate agents

Flat 6 St. Nicholas Court

- Stylish Two Bedroom Apartment
- Communal Parking Available
- Immaculately Presented Throughout
- Close to Health Centre
- Handy for Local Shop and Chemist
- Sitting/Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Resident Manager

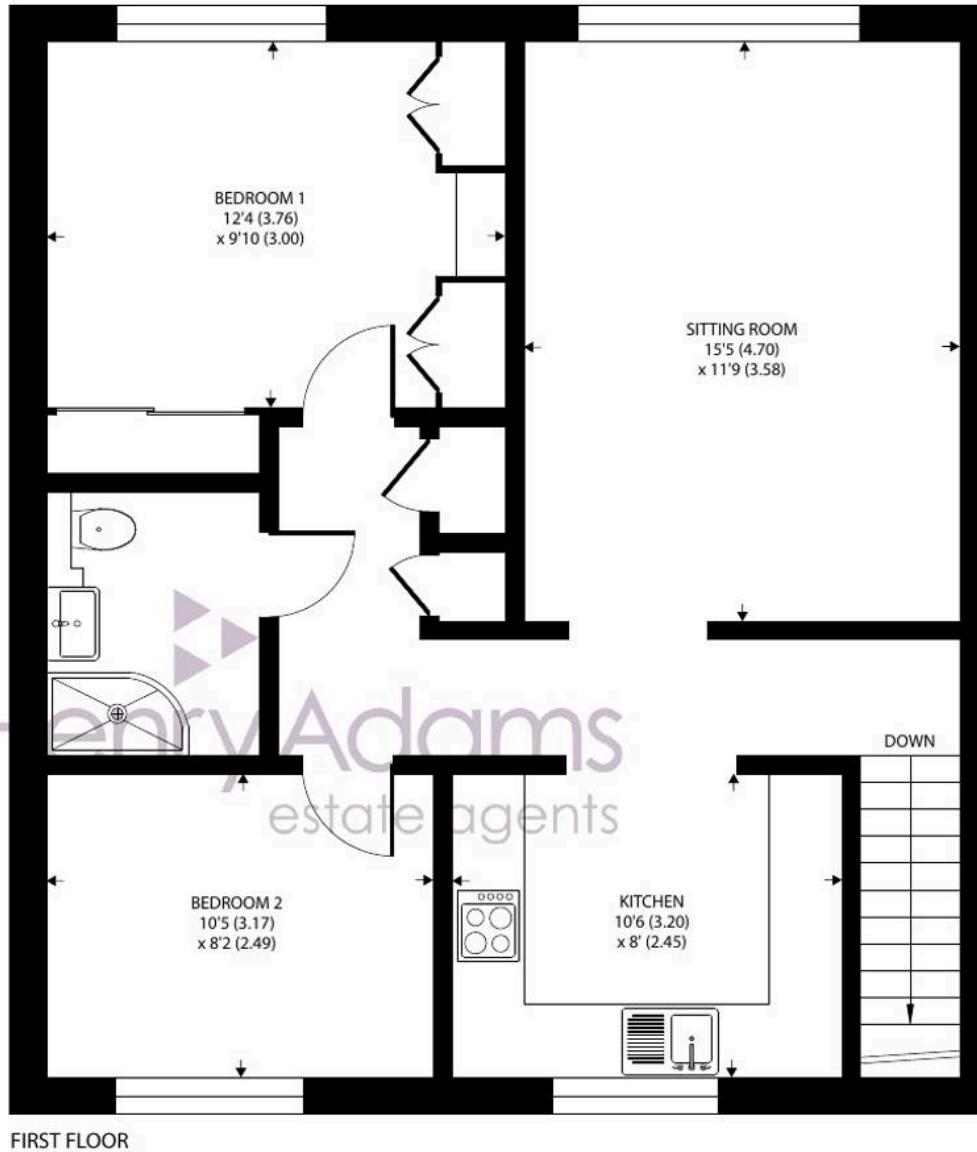
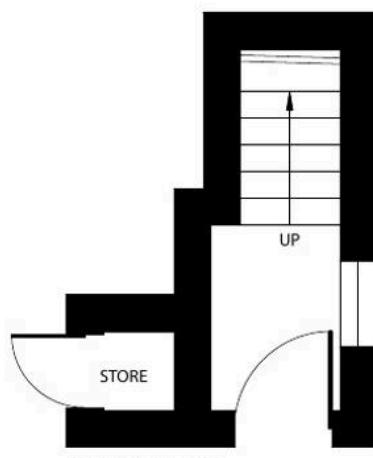
An immaculate two bedroom first floor retirement apartment, conveniently positioned close to local shops, takeaways and the health centre.

The property is accessed via a private entrance with stairs rising to the first floor. Here you will find a bright and welcoming sitting room enjoying a pleasant westerly aspect. This well-proportioned room offers ample space for both comfortable seating and a dining table and chairs. Opposite the sitting room is the modern fitted kitchen, which features a range of attractive contemporary units along with an integrated eye-level oven, hob with extractor hood and space for an upright fridge/freezer.

Continuing along the hallway, there are two double bedrooms. The principal bedroom benefits from built-in wardrobes, providing excellent storage, while a well-appointed shower room completes the internal accommodation.







St. Nicholas Court, Elmer Road, Bognor Regis

Approximate Area = 714 sq ft / 66.3 sq m

Outbuilding = 4 sq ft / 0.3 sq m

Total = 718 sq ft / 66.6 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). © nchecom 2026.
Produced for Henry Adams. REF: 1401451

St. Nicholas Court was constructed in 1986 of traditional brick construction and comprises 28 one and two bedroom apartments arranged across two two-storey buildings, all set within well-maintained landscaped gardens. Residents enjoy a range of facilities including a resident manager, communal lounge, laundry room, emergency alarm service and access to the attractive courtyard gardens. Parking is available within the central courtyard, adding to the overall convenience of this desirable retirement development.

Middleton-on-Sea offers a wide range of local facilities including a doctors' surgery, pharmacy, sports/social club, post office and a range of useful shops, cafe, fish and chip shop and public house. Middleton-on-Sea is about two and a half miles east of Bognor Regis and about nine miles from Chichester. Fast trains to London (Victoria) take approximately one hour and fifty minutes from Bognor and from Chichester a little over an hour and a half.

What3Words //besotted.cactus.sues

Tenure: We understand there is a 99 year lease from 01/08/1986.

Maintenance Charge: TBC

Ground Rent: Peppercorn

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.