



## 1 bed apartment to buy in PO21

Sylvan Way, Bognor Regis, West Sussex,  
PO21 2RS

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Private Front Door
- ✓ Double Bedroom with Recessed  
Wardrobe
- ✓ Some Outside Space & Parking  
Available
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale via Online Unconditional Auction.

This charming one bedroom ground floor flat offers an excellent opportunity for first time buyers or investors seeking a well-presented and conveniently located home.

The property is accessed via its own private front door, providing a sense of independence and privacy. Upon entering, you are welcomed into an inviting open plan sitting room with a modern kitchen area.

The double bedroom features a useful recessed wardrobe, offering storage space, while the contemporary shower room with WC completes the accommodation.

The layout is thoughtfully designed to maximise space and comfort, making it an ideal pad for those seeking low-maintenance living. The property is offered with no forward chain, ensuring a smooth and swift purchase process.

Step outside and you will find some private outside space. This area offers a rare opportunity for ground floor flat owners to enjoy the outdoors without leaving home. The property is situated in a well-kept development. There is also the added advantage of available parking, which is a sought-after feature in this locality. Whether you are looking for a peaceful retreat or a convenient base with excellent access to local amenities, this flat ticks all the boxes.

The flat is within walking distance to Aldwick shopping parade with a range of cafes, public houses and convenience store and Aldwick beach, the promenade and Marine Park Gardens.

Tenure: We understand there is 189 year lease from 14/01/1987 to and incl. 13/01/2176

Maintenance Charge: We understand the maintenance charge is currently £729 p.a.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 140

Annual Service Charge Amount: £729.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



## Sylvan Way, Bognor Regis

Approximate Area = 292 sq ft / 27.1 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). © nchecon 2026. Produced for Henry Adams. REF: 1524510

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Sylvan Way, Bognor Regis, West Sussex, PO21 2RS

Contact your local branch today for more information on this property:

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