



2 bed flat to buy in PO22

Shrubbs Drive, Bognor Regis, West Sussex,
PO22 7SF

£90,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Residents parking

Property features

- ✓ Two-Bedroom Retirement
- ✓ Approx. 745 sq ft
- ✓ Good Size Living/Dining Room
- ✓ Separate Fitted Kitchen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTP (fibre to the premises)**
- ✓ Mobile signal: **Good**

Description

Located within the popular Buckingham Court retirement development, this well-maintained two-bedroom apartment offers comfortable and practical accommodation extending to approximately 745 sq ft. Buckingham Court is conveniently located for local shops, amenities and transport links, making it a practical choice for those seeking independent retirement living.

The property features a spacious living/dining room, together with a separate fitted kitchen offering a range of units and work surfaces.

There are two good-sized bedrooms, with the principal bedroom benefiting from fitted wardrobe storage. The second bedroom provides flexibility for guests, hobbies or additional living space. A shower room and useful storage cupboards complete the accommodation.

Within the development, there is residents' parking and attractive private communal gardens with patio areas. Additional facilities include a house manager, residents' lounge, laundry room and guest suite for visiting family and friends.

Tenure: We understand there are 102 years remaining on the lease.

Maintenance Charge: We understand the maintenance charge payable is approximately £2465.29 payable twice yearly.

Ground Rent: We understand the ground rent payable is currently £467.96, payable twice yearly.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £935.00

Annual Service Charge Amount: £4,930.00

Price: Starting Bid £90,000

Property Type: Flat

Parking: Residents

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: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

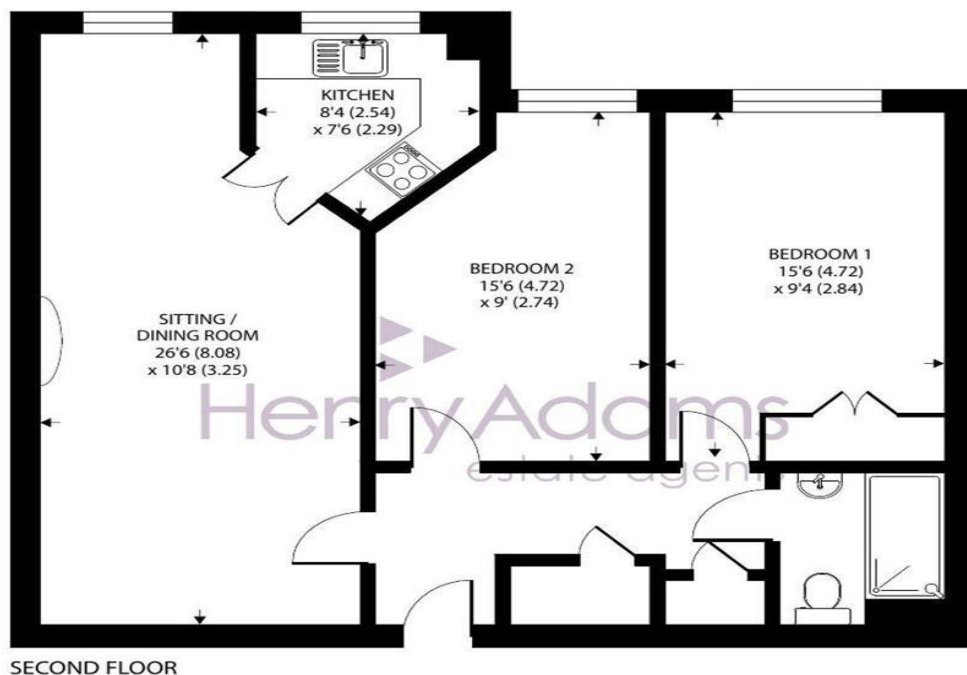
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



72 Buckingham Court, Bognor Regis

Approximate Area = 745 sq ft / 69.2 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). © nichecom 2026. Produced for Henry Adams. REF: 1508792

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Shrubbs Drive, Bognor Regis, West Sussex, PO22 7SF

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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