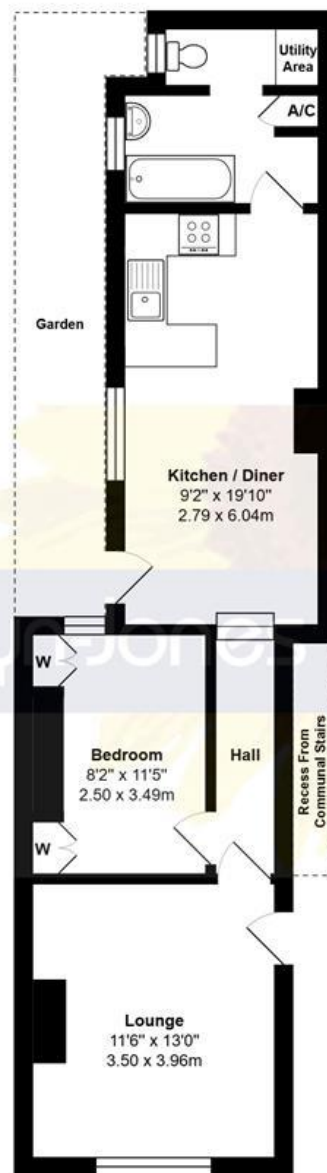


**12a Lyon Street. Bognor Regis,  
West Sussex PO21 1DA  
£135,000 – Leasehold**



**Glyn-Jones & Company are delighted to offer for sale this well presented ground floor apartment, available with no onward chain.**



Ground Floor

Total Area: 603 ft<sup>2</sup> ... 56.0 m<sup>2</sup> (Excludes Recess & Garden)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2026

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

The accommodation comprises a bright and spacious lounge, a generously sized kitchen/dining room, a double bedroom with built-in wardrobes, bathroom, and a separate WC incorporating a useful utility area.

Externally, the property benefits from a private, low-maintenance courtyard garden.

Additional features include double glazing, electric heating, and the advantage of an extended lease.

In our opinion, this property would make an excellent first-time purchase, downsizing opportunity, or buy-to-let investment.

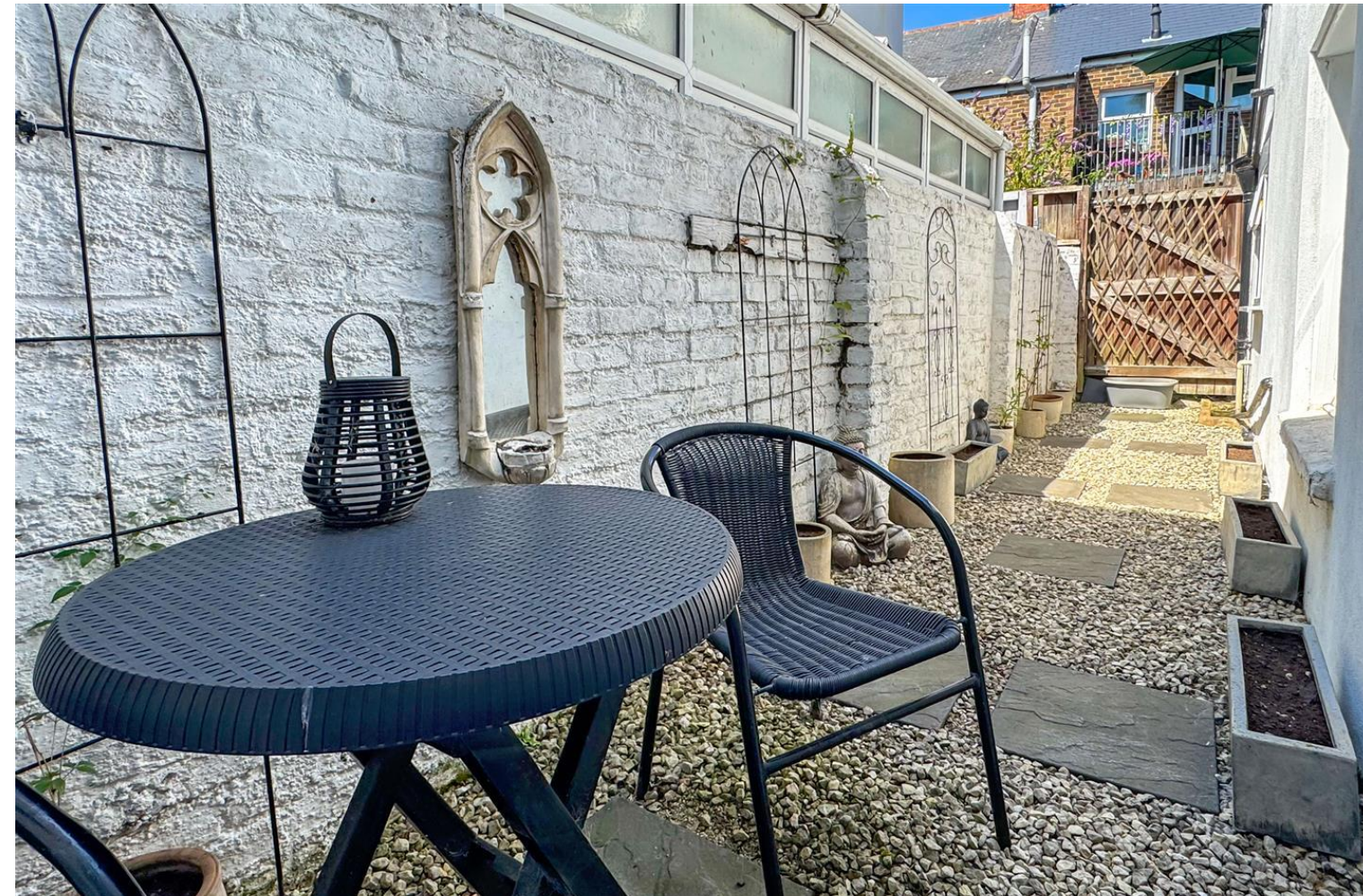
# 12a Lyon Street, Bognor Regis, West Sussex PO21 1DA

## £135,000 – Leasehold



The property is located within approximately a quarter of a mile from Bognor Regis town centre with mainline railway station, bus routes, and comprehensive shopping precinct.

The Cathedral City of Chichester can be found within approximately seven miles to the west with its excellent high street shopping, including restaurants, cafes, and bars.



Tenure: Leasehold – We are advised that there are approximately 106 years remaining on the lease (110 years from 17/08/2023).

Maintenance Fee: Ad hoq

Ground Rent: £250 per annum

Energy Efficiency Rating: E

Council Tax Band: A

You are advised to have this confirmed by your legal representative at your earliest opportunity.

