



## **11 Royal Norfolk Mews**

West Street | Bognor Regis | West Sussex | PO21 2AQ

**Price £209,950**

**Leasehold with share of Freehold**



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LE219 - 05/23



**Features** First Floor Maisonette • One Double Bedroom • Open Plan Kitchen/Living Room • Shower Room • Sea View To The Rear • Gated Development

Royal Norfolk Mews is a prestigious private, gated development constructed in the former grounds of the iconic Royal Norfolk Hotel within a few hundred metres of the promenade and beach enabling an ease of access to all of Bognor Regis town centre's amenities, including the mainline railway station (London-Victoria 1hr 45mins approx.). The development is approached via electric gates with security entry system which in turn lead to the resident's allocated parking bays and visitors parking. The properties in turn are approached by a block paved pedestrian pathway with iron railings.

The front door to the property leads into a hallway/lobby where a carpeted staircase rises to the first floor open plan living room/kitchen with a built-in cupboard housing the gas boiler and two double glazed windows to the rear enjoying a pleasant outlook towards the sea. The kitchen is fitted with a comprehensive range of units complemented with quartz work surfaces and has integrated appliances. The living room has a hatch to the attic space. A door from the living room leads through into the adjoining double bedroom with built-in wardrobe/storage cupboard and a front aspect double glazed window. A door from the bedroom leads through into the good size adjoining en-suite shower room with a walk-in shower enclosure with fitted shower, large shaped wash basin with storage unit under and vanity unit over, along with a close coupled w.c. and double glazed window to the front.

In addition the property boasts a gas heating system via radiators. Externally there is a small private front garden.

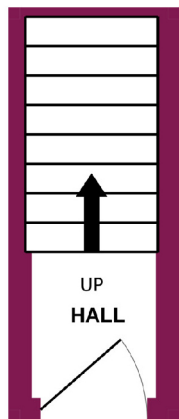
**Please Note:** This property is offered for sale with NO ONWARD CHAIN **The Rental Potential for this property is approx. £850 pcm**



To arrange a viewing contact 01243 267026

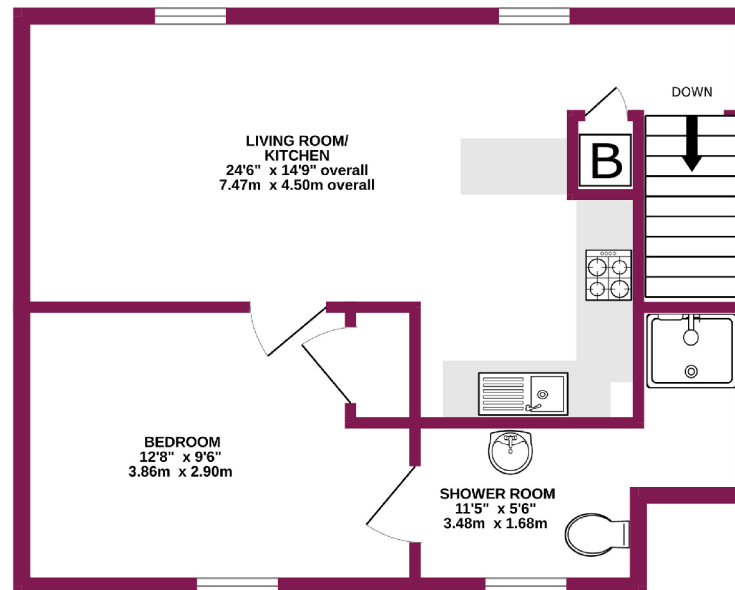


GROUND FLOOR  
36 sq.ft. (3.3 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FL. CORR  
490 sq.ft. (45.5 sq.m.) approx.



**Service Charge:** £161.66 half yearly including reserve fund for exterior re-decoration (as advised by seller)

**Tenure:** Leasehold ( Balance of 199 years from 1st January 2009) with a share of the Freehold.

**Building Insurance:** £193.47 p.a.**Ground Rent:** £250 p.a.

**Current EPC Rating:** C (77)

**Council Tax:** Band B £1,720.15

(Arun District Council / Bognor Regis 2023 - 2024)



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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.