



## **Flat 1 Ravenswood Court**

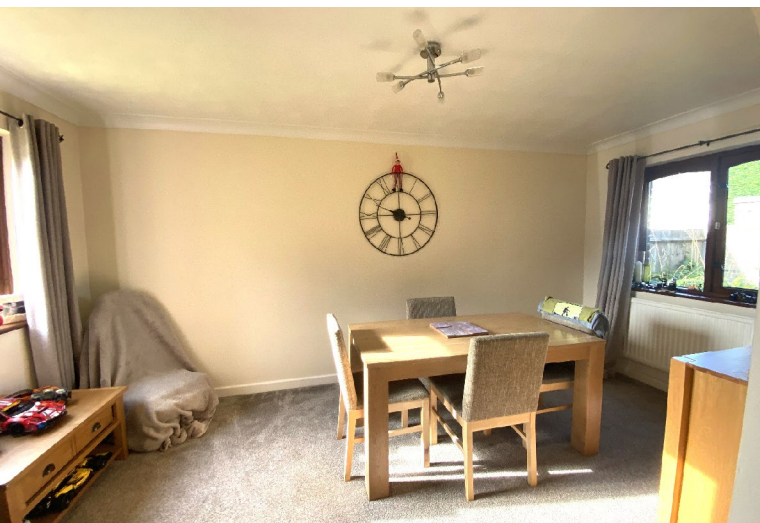
Aldwick | Bognor Regis | West Sussex | PO21 3AW

**Price £250,000**  
**LEASEHOLD**  
**(Share of Freehold)**

# Flat 1, Ravenswood Court

Aldwick | Bognor Regis | West Sussex | PO21 3AW

HE250-10/23



## Features

- Two Bedroom Ground Floor Apartment
- Two Reception Rooms
- Two W.C.s
- No Onward chain
- 893 Sq Ft / 83.0 Sq M

Offered for sale with No Onward Chain this two bedroom ground floor apartment is situated within an attractive development, constructed circa 1987, in a sought after location close to amenities. The property boasts a lobby with walk-in utility cupboard, hallway, kitchen, two reception rooms, bathroom with w.c., separate cloakroom, gas heating via radiators, double glazing and designated parking.

Situated opposite the former 'Ship' public house, which has now become a One Stop convenience store for day-to-day amenities, the development sits within well maintained communal gardens providing an ease of access to the nearby beach. The amenities of Rose Green village are within approximately half a mile while regularly routed bus services can be found close by.

Bognor Regis Town Centre is approx. a mile and a half away offering its pier, promenade, mainline railway station and cinema, pubs etc. On the outskirts of Bognor Regis there can be found a selection of well known Supermarkets and a variety of other retail outlets while the city of Chichester is within approx 6 miles offering a wider selection of shopping facilities and the famous Festival Theatre.

A communal front door with security entry system leads into the communal entrance hall, where the front door to the apartment opens into a generous entrance lobby with a large walk-in utility storage cupboard which houses the modern wall mounted Worcester gas combination boiler and wall mounted electric consumer unit, along with space and plumbing for a washing machine and dryer.

A door from the entrance lobby opens into the generous central hallway with a built-in storage cupboard. Doors lead from the hallway to the living room, kitchen, two bedrooms, bathroom and separate cloakroom with w.c, wash basin and obscure double glazed window to the rear.

The kitchen is a good size with a range of base, drawer and wall mounted units, fitted roll edge work surfaces, inset 1 1/2 bowl single drainer sink unit, integrated 4 burner gas hob with hood over and oven under, along with space for an under counter fridge and freezer and a double glazed window to the rear.

The main living room is a bright and airy front aspect room with an open plan archway leading through to the adjoining dual aspect dining room. Bedroom 1 measures 14' 6" x 10' 10" and has two double glazed windows to the front while Bedroom 2 measures 13' 5" x 7' 10" with a double glazed window to the front. In addition, the property has a bathroom with second w.c, wash basin and panel bath with electric shower over and fitted shower screen, with an obscure double glazed window to the rear. The property also offers a gas heating system via radiators.

Externally there are well tended communal gardens and a block paved forecourt where the residents have allocated parking and visitors parking, with this particular apartment benefiting from two spaces one behind the other.



To arrange a viewing contact 01243 267026



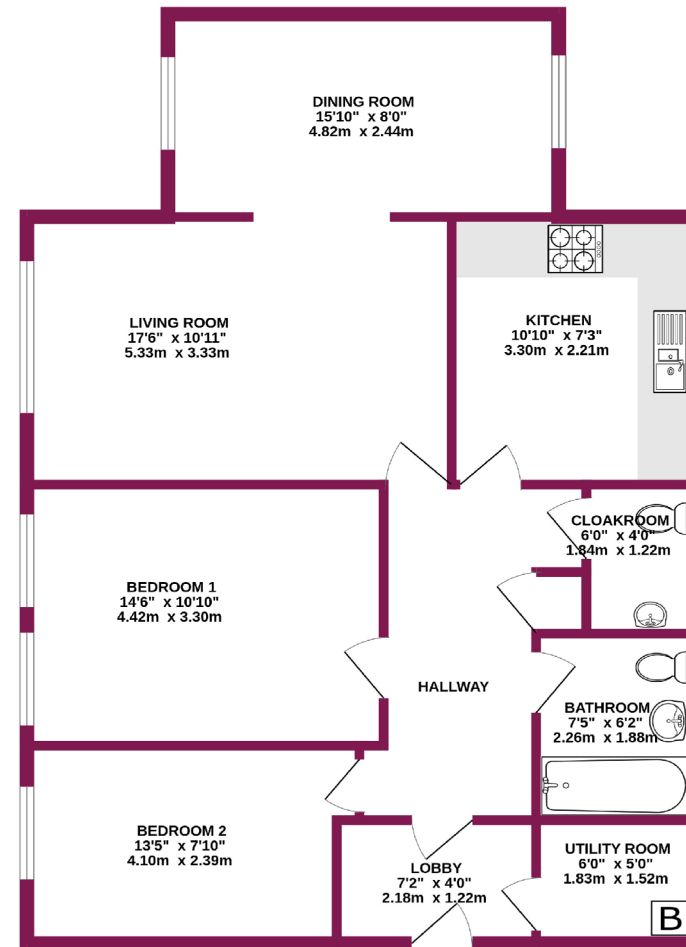
6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: office@coastguardsproperty.co.uk  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)

**EPC Rating: C (73) Council Tax: Band D (£2,093.40)**  
Arun District Council - Aldwick 2023-2024)

**Service Charge - £100 pcm**  
Management Company: KTS Estate Management on behalf of the Directors of  
Ravenswood Court Management Limited.

**Leasehold with a share of the Freehold**

GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 893sq.ft. (83.0 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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**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.