



Flat 3 Victoria Place, Victoria Drive

Modern first floor apartment offered exclusively to the over 55's and with no onward chain.



- ▶ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ▶ Residents Parking
- ▶ Modern Kitchen
- ▶ Ample Private Parking and Bike Store
- ▶ No Forward Chain
- ▶ First Floor Purpose Built Apartment
- ▶ Sitting Room/Dining Room with Juliet Balcony
- ▶ Two Bedrooms and Modern Shower Room
- ▶ Exclusively for the Over 55's
- ▶ Local Shops and Bus Services Nearby

Situated on the first floor with lift and stairs, the personal front door opens into a spacious and welcoming hallway with recessed double storage cupboard. The generous sitting/dining room has a feature bay window with Juliet balcony, spacious kitchen with integral oven, hob and extractor above. Bedroom one has a triple fitted wardrobe with mirror fronted doors and the second bedroom has a recessed double wardrobe fitted. The white shower suite has a mixer shower with WC

The property is offered with no forward chain. Viewing is thoroughly recommended to appreciate the spacious and generous accommodation throughout.

Outside, there is a residents parking area, covered cycle area and bin storage.

Tenure: We understand there is 125 year lease from 2006.

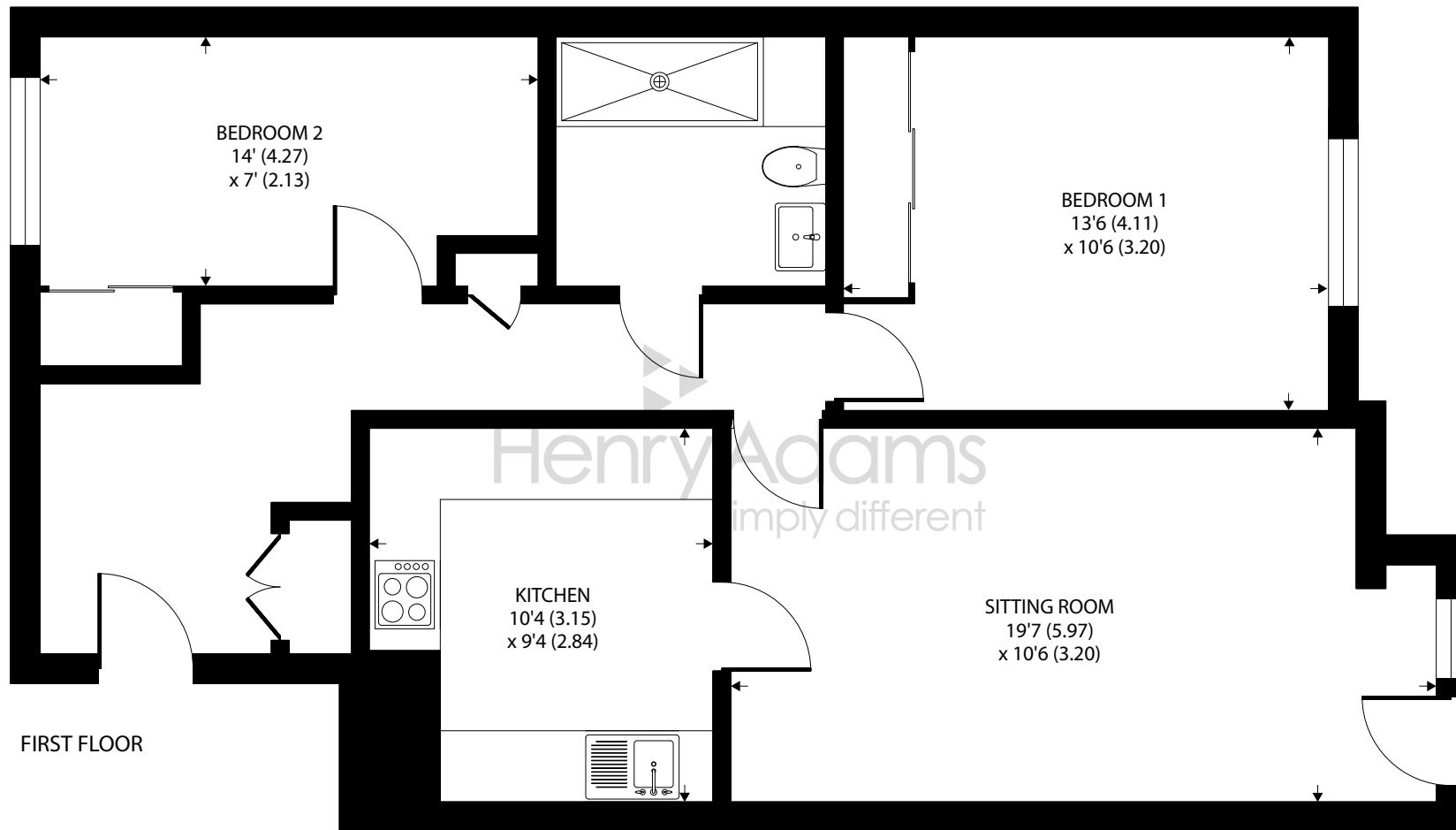
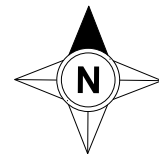
Maintenance Charge: We understand the maintenance charge is approximately £2,380 p.a.

Ground Rent: We understand the ground rent is £200 p.a.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.

Council Tax Band: B





Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

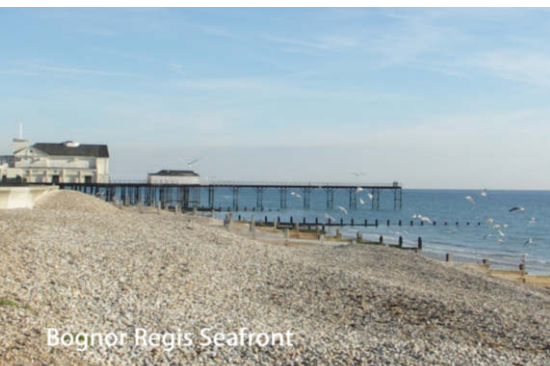
Location

Victoria Place is situated less than quarter of a mile level walk from the promenade, Aldwick Sailing Club and Aldwick promenade, with its traditional beach huts and is also just around the corner from the Aldwick Road shopping parade, which includes a Tesco Express and a range of cafes, bars and restaurants. The town centre is about three quarters of a mile for more comprehensive facilities including a pedestrianised shopping precinct and mainline railway station to London Victoria and the South Coast.

Directions

From the pier in Bognor Regis head west along the seafront until reaching the traffic lights at Victoria Drive. Turn right into Victoria Drive and Victoria Place can be found on the left hand side after approximately fifty yards.

23/11/23



Bognor Regis Seafront



Bognor Regis Pier