



16 Rock Gardens

Bognor Regis | West Sussex | PO21 2LE

PRICE £250,000
LEASEHOLD

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GR275-02/24



Features

- Third Floor One Bedroom Apartment
- Requested Purpose Built Development
- Superb Sea Views
- NO ONWARD CHAIN
- 514 Sq Ft / 48.1 Sq M

Constructed in the 1980s this one bedroom third floor apartment is situated in the highly sought after Rock Gardens development which is the only purpose built development abutting the promenade providing superb direct sea views and an ease of access to Bognor Regis town centre. The development provides a caretaker, video security entry system and lift. This apartment enjoys a balcony and carport.

Rock Gardens is situated at the Western end of Bognor Regis town centre approximately half a mile walk to the mainline railway station (London - Victoria approx 1hr 45mins). The town provides a range of shopping facilities, the pier, picturedrome cinema and an array of bars and restaurants. More local amenities can be found within a few hundred metres at the Aldwick shopping parade.

The historic city of Chichester which provides more comprehensive shopping facilities, the Famous Festival Theatre and cathedral can be accessed via regularly routed bus services along Aldwick Road. The promenade stretches along the seafront to create a pleasant level walk to the East towards Felpham village and to the West towards West Park where throughout the year there are various events.



A communal front door at the rear of the development with security video entry system leads into a welcoming communal entrance hall where the lift or staircase rises to the communal third floor landing. The front door to the apartment leads into a welcoming hall with engineered oak flooring, wall mounted video entry receiver and a double storage cupboard housing the modern pressurised hot water cylinder with further high level cupboard over, doorways to the kitchen and living room and doors to the bedroom and shower room.

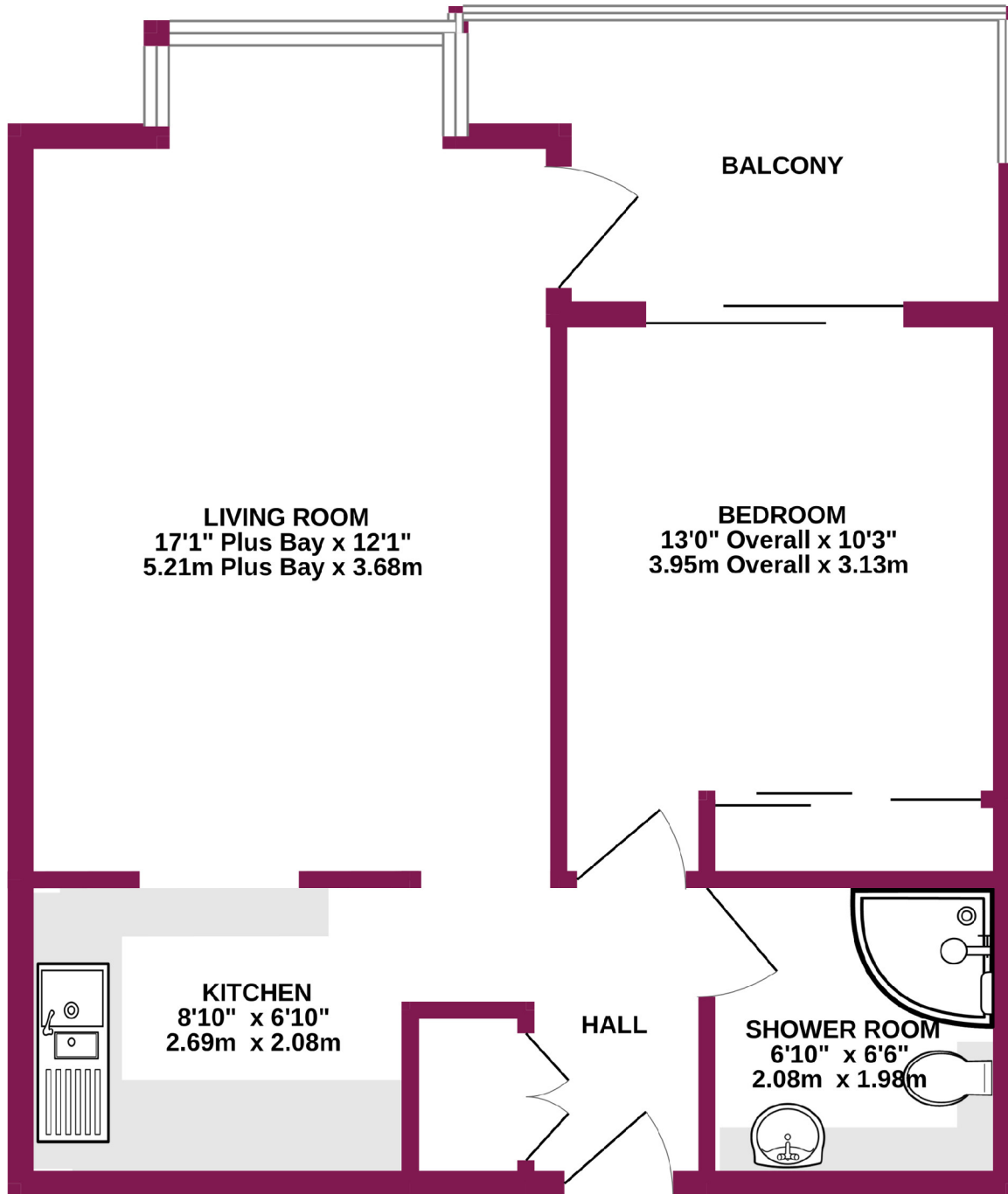
The re-fitted kitchen provides a comprehensive range of units complemented with granite work surfaces with an inset one and half bowl sink unit with mixer tap, integrated electric double oven/grill and integrated concealed fridge/freezer along with engineered oak flooring and a natural light opening through to the living room.

The generous living room boasts a feature double glazed bay window to the Southerly aspect providing superb sea views along with a double glazed door to the side on to the delightful Southerly balcony. The balcony is also accessed from the double bedroom via double glazed patio doors and boasts fitted wardrobes. In addition there is a fully refurbished shower room with oversize corner shower cubicle with fitted shower unit, an enclosed cistern w.c., shaped wash basin, a selection of fitted storage units and large vanity mirror with inset sensor lighting.





To arrange a viewing contact [01243 267026](tel:01243267026)



FLOOR PLAN
518 sq.ft. (48.1 sq.m.) approx.

TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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Lease Term: Approximately 150 Years remaining

Service Charge Including Building Insurance & Water Rates: £903.75 paid half yearly (£1,807.50 p.a. 2024)

Ground Rent: Peppercorn

Managing Agents: Oyster Estates (01243 586939)

Council Tax: Band C (£1,965.87 p.a. - Arun District Council)

EPC Rating: C (77)



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