

**57A Aldwick Road**

Bognor Regis | West Sussex | PO21 2NJ

**PRICE £169,950**

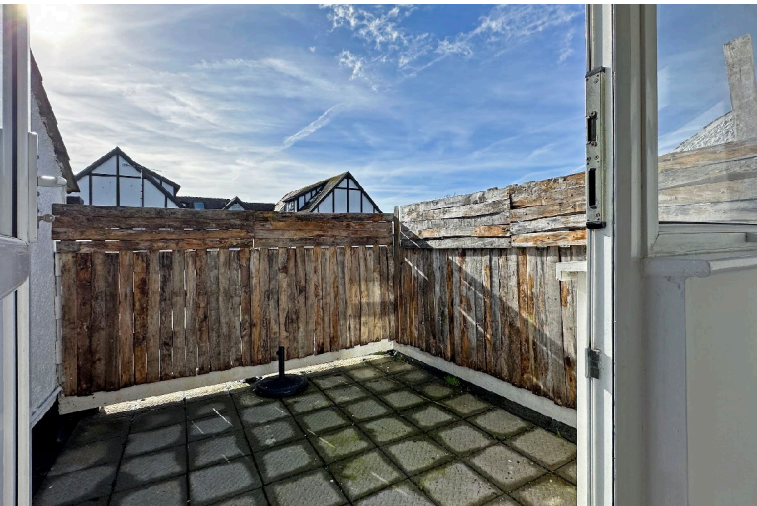
**LEASEHOLD**



# 57A Aldwick Road

Bognor Regis | West Sussex | PO21 2NJ

FR169-02/24



## Features

- 2 Bedroom First Floor Apartment
- Recently Refurbished Throughout
- Southerly Sun Terrace
- NO ONWARD CHAIN
- 648 Sq Ft / 60.2 Sq M

Conveniently positioned for amenities and the seafront, this deceptive first floor apartment has recently been refurbished throughout and boasts generous accommodation comprising entrance hall, open plan living room leading to a delightful rear Southerly sun terrace, kitchen, 2 bedrooms and second hallway leading to the bathroom. Double glazing and a gas heating system via radiators and modern combi boiler.

The building is positioned right in the heart of the Aldwick Road shopping parade, allowing an ease of access to all the local amenities including a Tesco Express convenience store and a good selection of eateries and take away food outlets, along with the nearby Mamma Mia's Italian restaurant (within a few hundred metres) and The Waverley public house (on the seafront) and The Navigator.

The promenade and seafront can be found within a few hundred metres providing an ease of access into Bognor Regis' town centre which offers the mainline railway station (London - Victoria approx 1hr 45 mins), the Picturedrome cinema and nearby pier. The town itself offers an array of restaurants, public houses along with a good selection of day-to-day shopping facilities including Morrisons store.



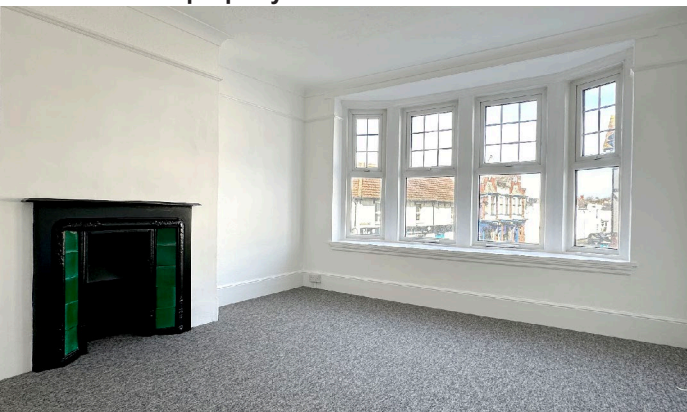
A communal front door with security intercom leads into the communal entrance, where a communal staircase with newly fitted carpet rises to the first floor communal landing. The front door to the apartment opens into a small hallway with telecom entry receiver where doors lead to the two front aspect bedrooms and rear aspect living room.

The living room is a generous open plan room with fitted shelving and storage cupboard into an alcove recess to the side of the chimney breast, recess into chimney breast for an electric stove, radiator, double glazed door and double glazed window to the rear leading out to an enclosed paved Southerly sun terrace. An archway leads through from the living room into the kitchen which provides a range of fitted units and work surfaces, single drainer sink unit with mixer tap, integrated gas hob with hood over and oven under, space and plumbing for a washing machine. An opening provides natural light from the living room into the kitchen, while a door from the kitchen leads to a second hallway with steps leading down to two useful storage cupboards (one housing the modern gas combination boiler) and the bathroom.

Bedroom 1 is a good sized double room with a large feature double glazed bay window to the front with deep sill and a feature decorative fireplace with inset tiling, picture rail surround and radiator. Bedroom 2 has a double glazed window to the front and a radiator.

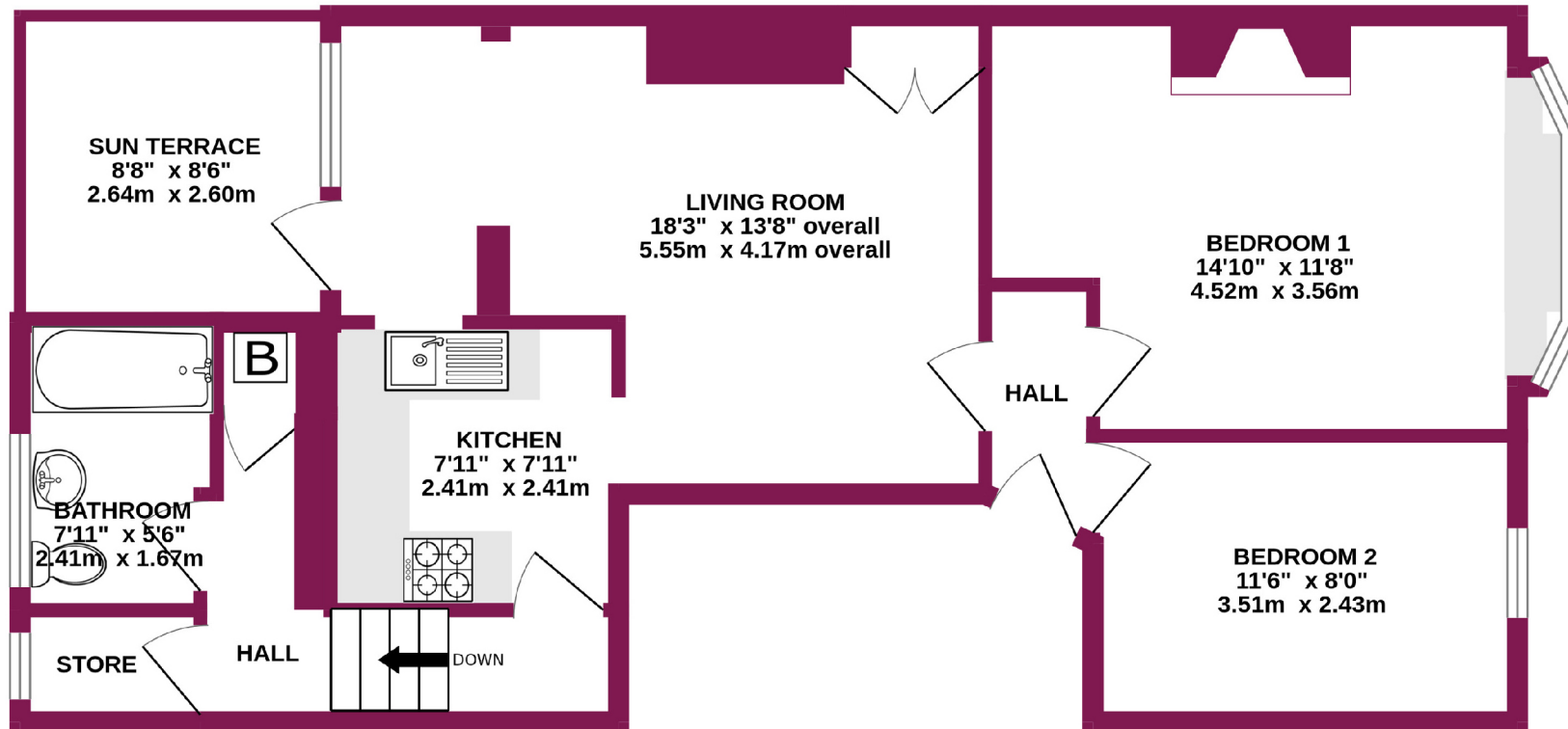
The bathroom has a modern white suite of panel bath with mixer tap/shower attachment, pedestal wash basin, close coupled w.c, radiator and has a double glazed window to the rear. Adjacent to the bathroom is a large walk-in storage cupboard (former separate w.c) which has a double glazed window to the rear and a radiator.

**N.B. This property is offered for sale with NO ONWARD CHAIN.**



To arrange a viewing contact 01243 267026

FLOOR PLAN  
648 sq.ft. (60.2 sq.m.) approx.



**Service Charge:** Including Building Insurance - 1/3 contribution of outgoings (to be agreed).

**Tenure:** Leasehold with new 999 year lease to be created.

**Council Tax:** Band B £1720.15 p.a. (Arun District Council/Bognor Regis 2023 -2024) **Current EPC Rating:** C (71)

**N.B. Under the Estate Agents Act 1979 we are by law requested to inform you that the person/s selling this property are 'connected person/s' as defined by the Act.**

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.

TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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