

57B Aldwick Road

Bognor Regis | West Sussex | PO21 2NJ

PRICE £149,950

LEASEHOLD

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FR149-02/24



Features

- 2 Bedroom Top Floor Apartment
- Recently Redecorated Throughout
- Open Plan Kitchen/Living Room
- NO ONWARD CHAIN
- 482 Sq Ft / 44.8 Sq M

Conveniently positioned for amenities and the seafront, this two bedroom second/top floor apartment is offered for sale with No Onward Chain. The accommodation comprises hall, open plan living room/kitchen, two bedrooms and bathroom. In addition, the property offers a security entry system, communal entrance with staircase, double glazing, newly fitted carpet and electric heating.

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 second floor, where the front door to the apartment opens into the entrance hall, with security Telecom entry receiver, built-in airing cupboard housing the lagged hot water cylinder, newly fitted carpet and doors to the kitchen/living room, two bedrooms and bathroom.

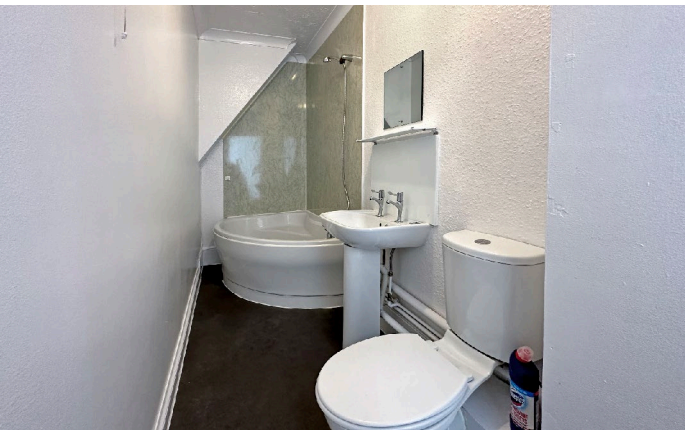
The open plan kitchen/living room is a front aspect room with double glazed window, newly fitted carpet, electric heater, feature fireplace and kitchenette comprising fitted base and wall units, work surface with an inset single drainer sink unit with mixer tap, integrated electric hob with hood over and oven under, space and plumbing for a washing machine and space for an under counter appliance, tiled splash back and newly fitted kitchen flooring.

Bedroom 1 is a good sized double room with a dormer style double glazed window to the rear, Southerly aspect, newly fitted carpet, electric heater and covered fireplace.

Bedroom 2 has a dormer style double glazed window to the front, newly fitted carpet and electric heater.

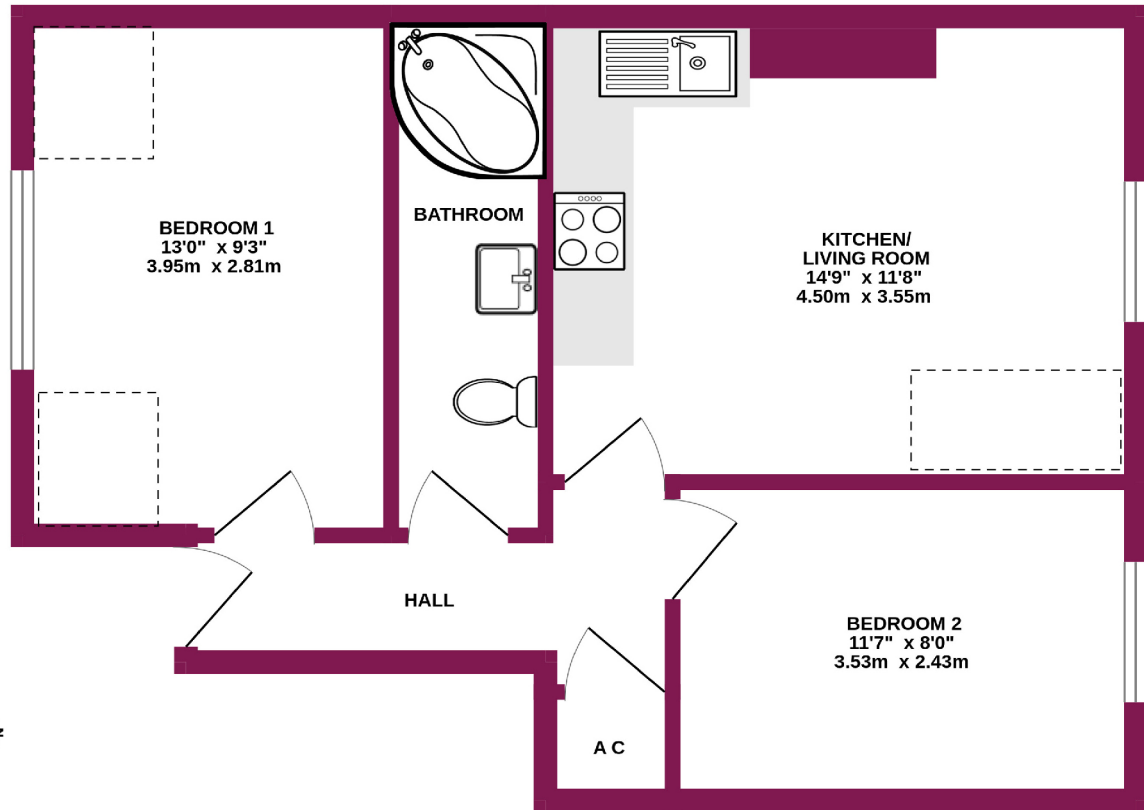
The bathroom has a white suite of panel corner bath with splash back surround and mixer tap/shower attachment, pedestal wash basin, close coupled w.c, wall mounted electric heater and heated towel rail.

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



To arrange a viewing contact 01243 267026

FLOOR PLAN
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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.



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 A £1,474.40 p.a. (Arun District Council/Bognor Regis 2023 -2024) **Current EPC Rating:** C (70)

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.

Coastguards 

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