



25 Bucknor Close

Aldwick | Bognor Regis | West Sussex | PO21 4JS

Guide Price £169,500

LEASEHOLD

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AT169 - 03/24



Features

- One Bedroom First Floor Maisonette
- Popular Residential Location
- Garage. Use Of Garden with GF Apartment
- NO ONWARD CHAIN
- 65.1 Sq M / 700 Sq Ft

Offered for sale with No Onward Chain, this one double bedroom, purpose built, first floor maisonette offers a private entrance leading into a lobby with staircase with stair lift to the first floor landing/hall, rear aspect living room and kitchen, bedroom and bathroom, along with a gas heating system via radiators and double glazing. There is also a garage and split use of garden with ground floor apartment.

The property is positioned at the far end of a residential cul-de-sac in a popular location close to amenities including doctor's surgery, library and regularly routed bus services, which provide an ease of access to Bognor Regis town centre and the nearby city of Chichester. The beach and seafront are located within approximately one mile level walk, as are the local shops at Rose Green.

Bognor Regis town centre provides a variety of shops, pubs, restaurants, large Morrison store, pedestrian precinct, picturedrome, pier and mainline railway station (London - Victoria 1hr 45mins approx), while the retail park situated on the outskirts of the town boasts a number of larger stores including Tesco, Sainsbury's, Lidl, and B & Q, etc. The historic city of Chichester is within a short drive (approx. six miles).

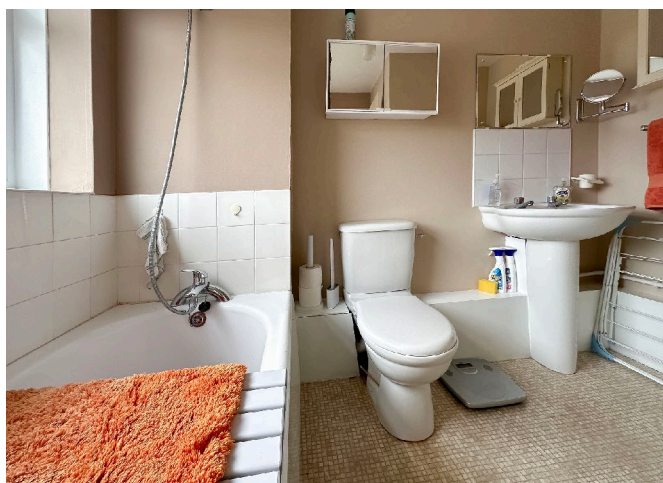
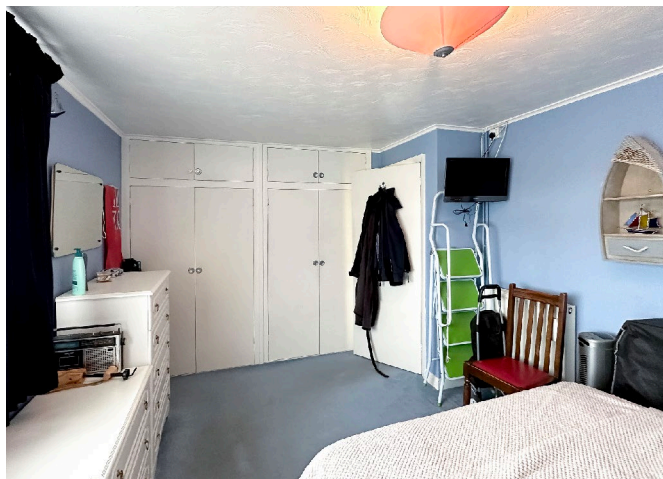
A double glazed front door at the front of the property leads into the lobby area with double glazed panelling to the side and front. A carpeted staircase (currently with fitted stair lift) rises to the first floor landing/hallway where there is a double glazed window to the side, access hatch to the roof space and a built-in double fronted storage cupboard housing the modern gas combination boiler. Doors lead from the landing/hallway to the living room, bedroom and bathroom.

The living room is a good size, measuring 16' x 10' 2" (4.88m x 3.09m), with a double glazed window to the rear providing a pleasant outlook over the shared rear garden, radiator, fitted carpet, wall lights and door to the side into the adjoining kitchen which also has a double glazed window to the rear and boasts fitted base, drawer and wall mounted units, work surfaces, single drainer sink unit with mixer tap, gas cooker space with hood over, space and plumbing for a washing machine and space for a free standing fridge/freezer, along with a useful pantry style storage cupboard. (N.B. Appliances are negotiable).

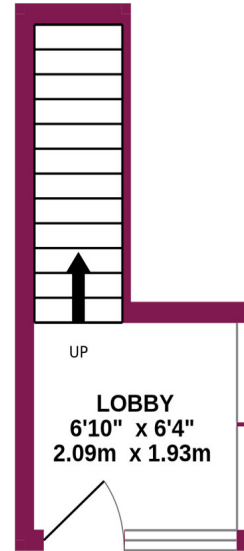
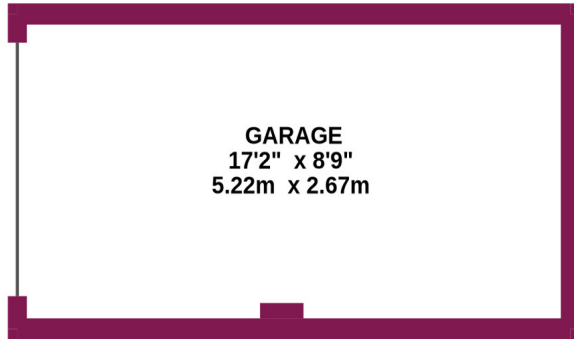
The bedroom measures 13' 6" x 10' (4.11m x 3.05m) and has a double glazed window to the front, radiator and fitted carpet, along with floor to ceiling fitted wardrobes to one wall (excluded from the room measurement).

The bathroom has a double glazed window to the side, bath with mixer tap/shower attachment, close coupled w.c, pedestal wash basin and radiator.

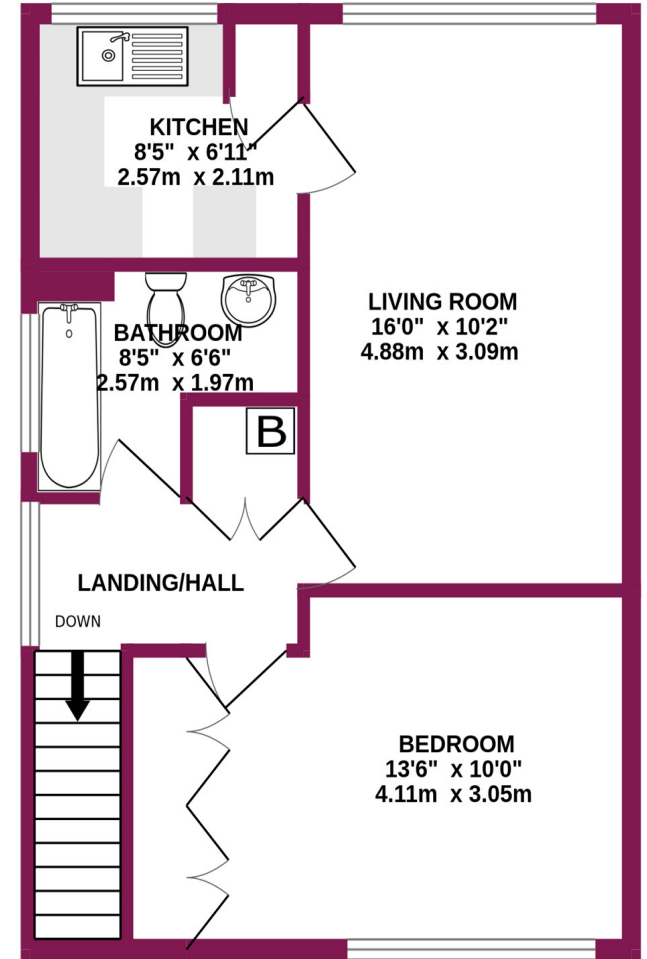
Externally there is an open plan frontage, path with bin store area to the rear, leading to a shared use garden (shared between the ground floor apartment and first floor apartment only), while adjacent to the maisonette there is a garage within the block, with up and over door.



GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 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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We have been advised of the following information:

Lease Term: 999 years from 1985 (960 years remaining)

Service Charge (Including Buildings Insurance): £71.87 pcm

Ground Rent: £5 per annum

Current EPC Rating: C (71)

Council Tax: Band B - £1709.38 (2023 - 2024)
Arun District Council/Aldwick



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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.