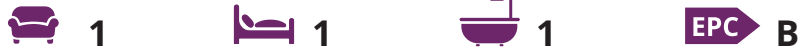




## Flat 15 Victoria Place, Victoria Drive

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



- ▶ **First Floor Purpose Built Apartment**
- ▶ **Modern Kitchen**
- ▶ **Bedroom with Built-in Double Wardrobe**
- ▶ **Exclusively for the Over 55's**
- ▶ **Local Shops and Bus Services Nearby**
- ▶ **Sitting Room/Dining Room with Juliet Balcony**
- ▶ **Modern Shower Room**
- ▶ **Double Glazing and Gas Fired Central Heating**
- ▶ **Ample Private Parking and Bike Store**
- ▶ **No Forward Chain**

Situated on the first floor with lift and stairs, the personal front door opens into a welcoming hallway with recessed double storage cupboard. The sitting/dining room has a Juliet balcony, kitchen with integral oven, hob and extractor above. The bedroom has a recessed fitted double wardrobe. The white shower suite has a mixer shower with WC.

The property is offered with no forward chain.

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

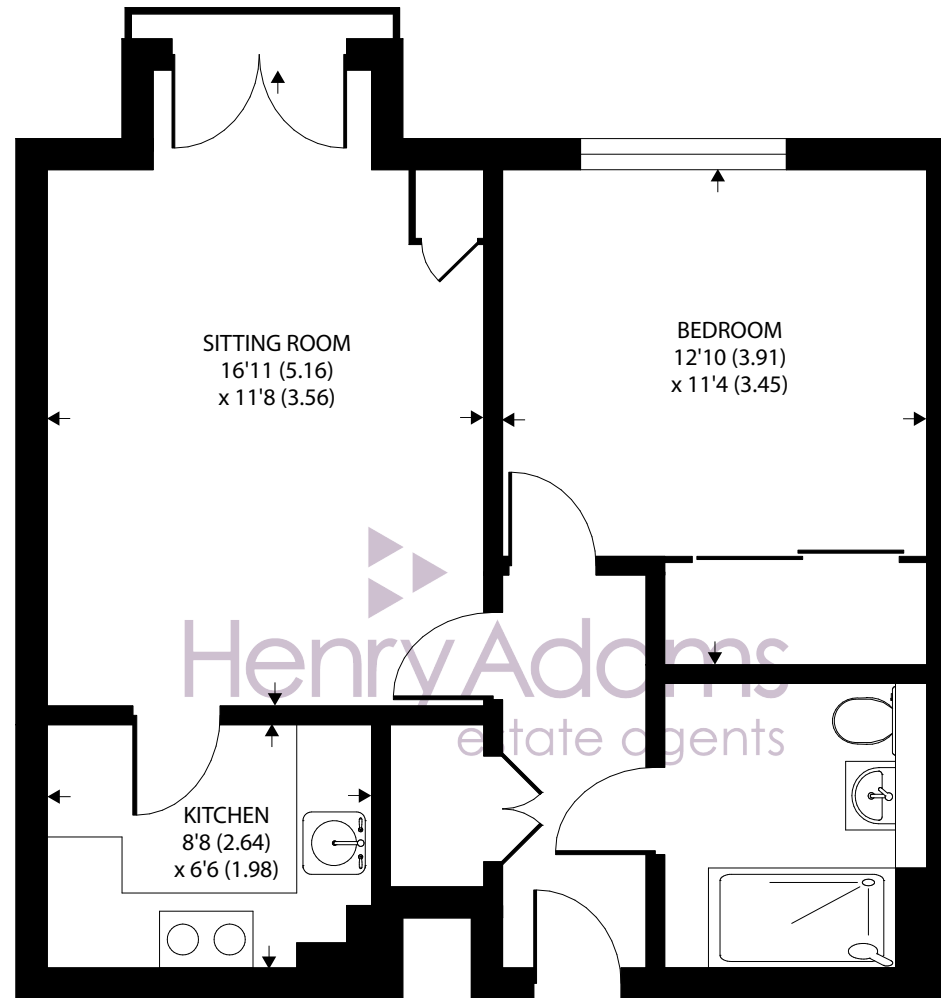
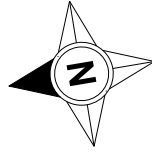
Tenure: We understand there is 125 year lease from 2006.

Maintenance Charge: We understand the maintenance charge is approximately £1,615.91 p.a.

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

Council Tax Band: B





FIRST FLOOR

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



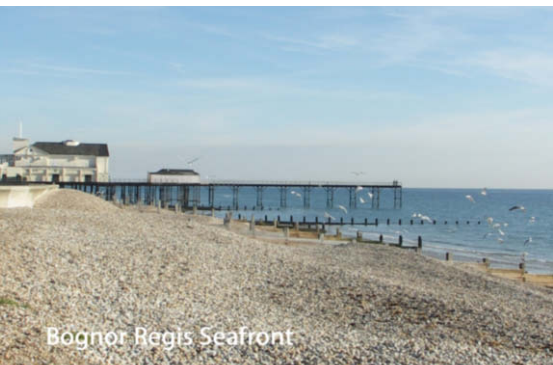
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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.

WTW cattle.nobody.snail

09/07/24



Bognor Regis Seafront



Bognor Regis Pier

