





Flat 22 Rock Gardens, Bognor Regis

Rock Gardens is the most popular seafront apartments in Bognor Regis sitting directly on the promenade.



- ▶ **Ground Floor Apartment**
- ▶ **Sea Views**
- ▶ **Fitted Kitchen**
- ▶ **Bathroom/WC**
- ▶ **Available to Residents over 65 Years of Age**
- ▶ **Secure Video Entry System**
- ▶ **Sitting/Dining Room**
- ▶ **Two Bedrooms**
- ▶ **Private South Facing Patio**
- ▶ **Allocated Parking Space**

Henry Adams is delighted to market this rarely available two bedroom seafront apartment. Forming part of the much requested Rock Gardens development situated directly on the promenade with landscaped communal gardens, the property benefits from sea views from the sitting room, bedroom and patio.

The accommodation briefly comprises, hallway with walk-in storage cupboard with power and light, this was an additional WC and could be re-instated. The kitchen is fitted with modern Shaker style units, granite worktops, integral appliances, electric oven and hob with an archway opening onto the sitting/dining room with direct sea views and door opening onto the private patio area. There are two bedrooms, the double has fully fitted bedroom furniture and patio doors opening onto the patio with gated access to the communal gardens and promenade. The second bedroom is currently used as a study with fitted cupboards. The bathroom is fitted with a white suite, shower over the panel bath and vanity unit basin/WC.

Viewing is recommended to appreciate the glorious views and direct access to the beach.

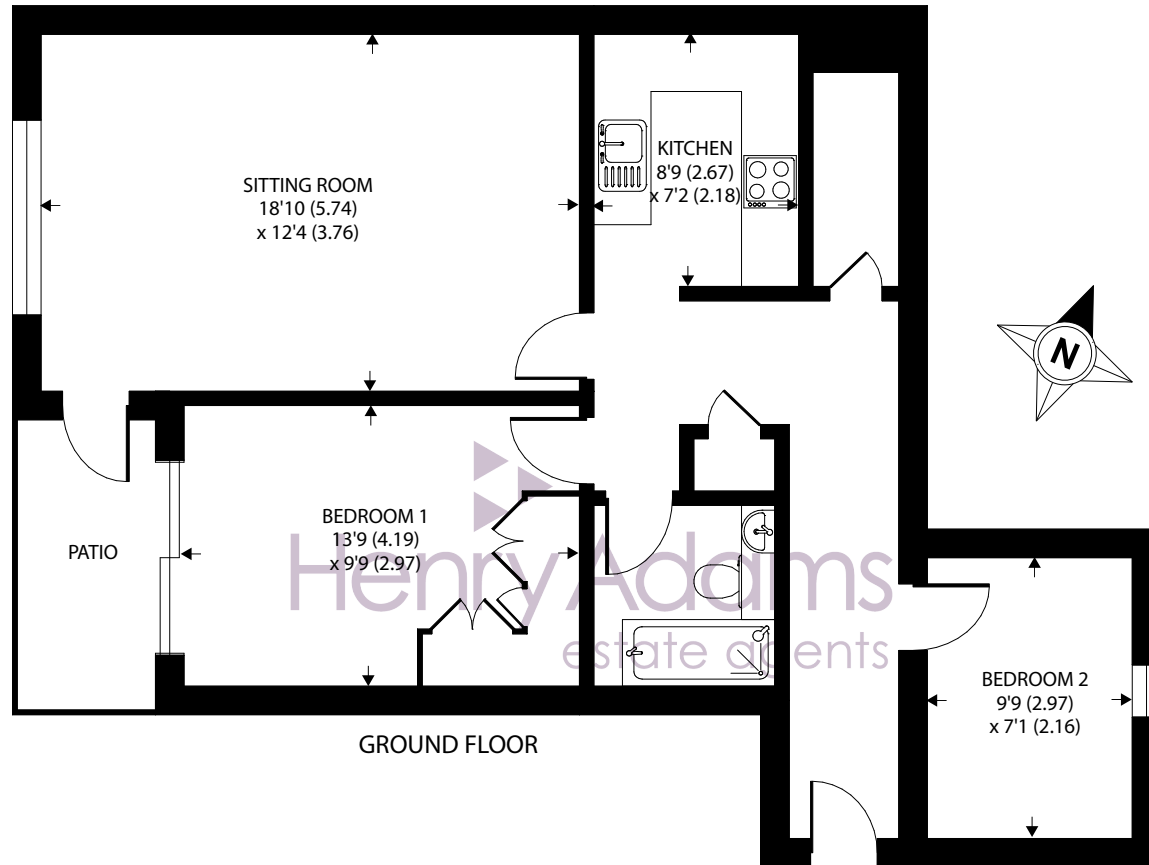
Outside, there is an allocated parking space.

Council Tax Band: D









Approximate Area = 729 sq ft / 67.7 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.

Tenure: We understand a new lease is in place of approximately 150 years.

Maintenance Charge: We understand the maintenance charge payable is approximately £1,620.40 p.a.

Ground Rent: We understand the ground rent is currently £100 p.a.

Location

The apartment is situated on the promenade to the west of the seaside town of Bognor Regis with its precinct shopping facilities, mainline railway station to London Victoria and is within easy walking distance of the Aldwick Road shopping facilities, the Aldwick beach with traditional beach huts, Marine Park Gardens, West Park and Bognor Regis Sailing Club.

What3Words ///land.both.towns

16/07/24

