



Flat 3 Bradwell Court, 14 Selsey Avenue

A modern two bedroom maisonette set just a few moments walk to Aldwick beach and the beautiful Marine Park Gardens.



- ▶ **First Floor Maisonette**
- ▶ **Open Plan Sitting Room/Kitchen**
- ▶ **Double Bedroom plus Study**
- ▶ **Allocated Parking**
- ▶ **Approximately 110 Year Lease**
- ▶ **Modern Niche Development**
- ▶ **Principal Bedroom with En-Suite**
- ▶ **Modern Family Bathroom**
- ▶ **Close to Aldwick Beach**
- ▶ **Vacant Possession**

Set within a niche development, this spacious and modern maisonette is located in a highly sought-after location in Aldwick and is set just a few moments from both Marine Park Gardens and Aldwick beach with its traditional beach huts and promenade.

Communal entrance hall with stairs to the first floor. Personal entrance hall leading to a generous size bedroom and a white suite family bathroom, open plan kitchen/sitting room with space for a dining table and views of an easterly aspect from the Juliet balcony. The upper floor consists of a versatile principal bedroom suite with en-suite shower room and a further room/study.

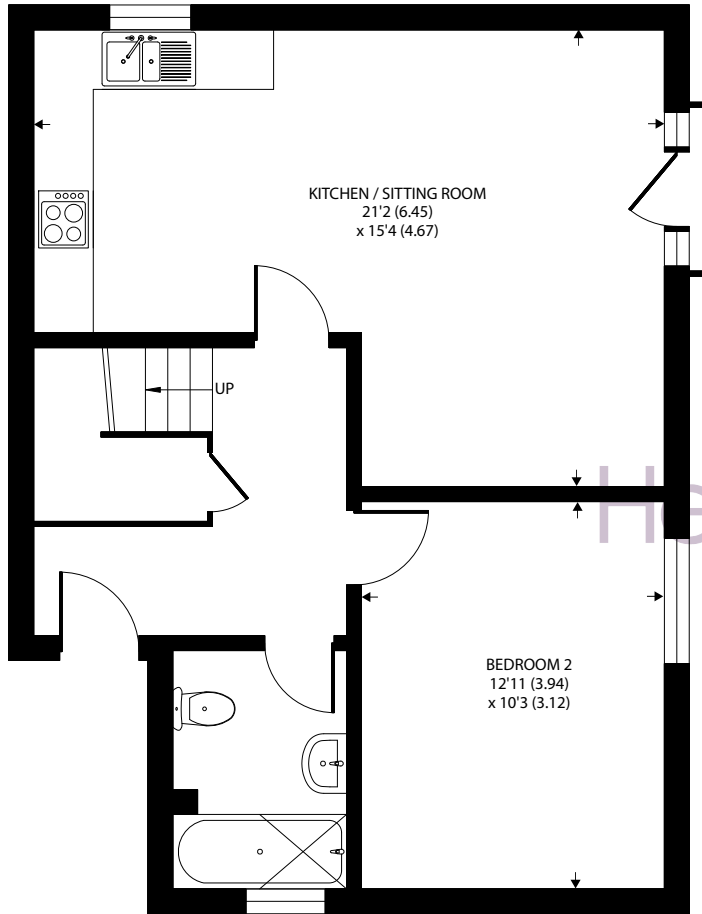
Outside, there is an allocated parking space which is the first space on the right as you are looking at the front of the property.

A viewing is highly recommended, and we understand that early vacant possession is available.

Tenure: Leasehold. We understand that the lease commenced for 125 years from 2007. The owner will own an ordinary share in the management company BRADWELL COURT (MANAGEMENT) COMPANY LIMITED (CN: 06410822).

Maintenance Charge: We understand the maintenance charge is currently £850 p.a., payable 6 monthly in advance each June and December.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1118 sq ft / 103.8 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.

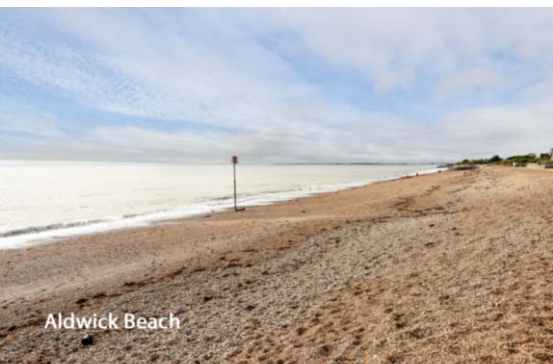
Location

Located within close proximity to the property, there is a range of restaurants, public houses, cafes and local shopping also within walking distance. The seaside town of Bognor Regis is approximately two miles to the east with precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast.

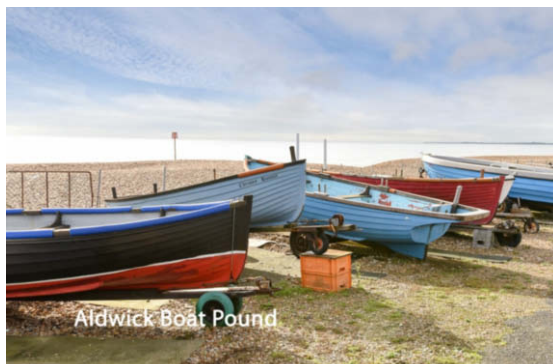
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Council Tax Band: C

23/07/24



Aldwick Beach



Aldwick Boat Pound

