



**Lower Grays, 38 Aldwick Avenue**

Aldwick | Bognor Regis | West Sussex | PO21 3AQ

**Guide Price £475,000**

**LEASEHOLD WITH A SHARE OF FREEHOLD**

# Lower Grays, 38 Aldwick Avenue

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BE500-04/24



## Features

- Substantial Ground Floor Apartment
- No Onward Chain
- Highly Sought After Private Marine Estate
- Private Southerly Garden
- 1570 sqft / 145.9 sqm

Situated within a delightful, landmark, historic building, just one row back from the beach, this incredibly light, bright and airy apartment is truly unique. The property boasts superbly proportioned accommodation, with impressive 9'2 ceiling heights and original characteristic features, along with a fully enclosed established garden and separate garage.

Positioned to the West of Bognor Regis town centre, Aldwick Avenue is a private marine estate which provides residents with private access to the beach, via a lychgate and well maintained lawned pathway. The estate is run by the residents and comprises of an eclectic mix of architecture dating from historic homes such as this, to much more modern/contemporary buildings.

Bognor Regis' mainline railway station can be found approx. one and a half miles to the east in the town centre along with the pier, a variety of bars, restaurants and a picturedome. The city of Chichester is a short drive away which offers a wider range of shopping facilities, the famous Festival Theatre and historic cathedral, Goodwood motor circuit and racecourse are also close by.



An over-sized solid oak door at the front of the property leads into an entrance lobby where an inner part-glazed door leads into the welcoming reception hall. This reception hall has sash windows and bespoke shutters and measures 17' x 16' 4 overall with feature 9' 2 ceiling height. From the reception hall, double doors lead to the main sitting room while further doors lead to bedroom 1, cloakroom, bathroom, large built-in airing cupboard (measuring 9' 2 in depth by 3' 4 width housing the hot water cylinder) and access to an inner hallway.

The main triple aspect sitting room measures 28' 2 x 15' 2 with 9' 2 ceiling height. There is a feature fireplace with Adams style wooden surround and exposed brick recess. There are two feature sash windows to the front, two side windows and a further matching window to the rear, all with bespoke fitted shutters.

The inner hall provides access to bedroom 2 and the generous kitchen/breakfast room which measures 20' 10 x 10' and boasts a comprehensive range of fitted units, work surfaces and appliances. There is also a walk-in pantry style cupboard. A double glazed door leads out to the Southerly garden at the front and there is a feature circular window to the side. A pair of glazed casement doors lead into the triple aspect utility room with further fitted units and work surfaces, a second sink with drainer, space and plumbing for both a washing machine and separate dryer. A door provides access to the rear of the property.

Bedroom 1, which measures 18' x 15', is a triple aspect room positioned at the front of the property. It has original fireplace and generous fitted wardrobes and storage cupboards. All windows are sash with bespoke shutters.



Bedroom 2 is a good size double measuring 17' 8 x 14' overall with side aspect sash windows, fitted wardrobes/storage cupboards and fitted wash hand basin.

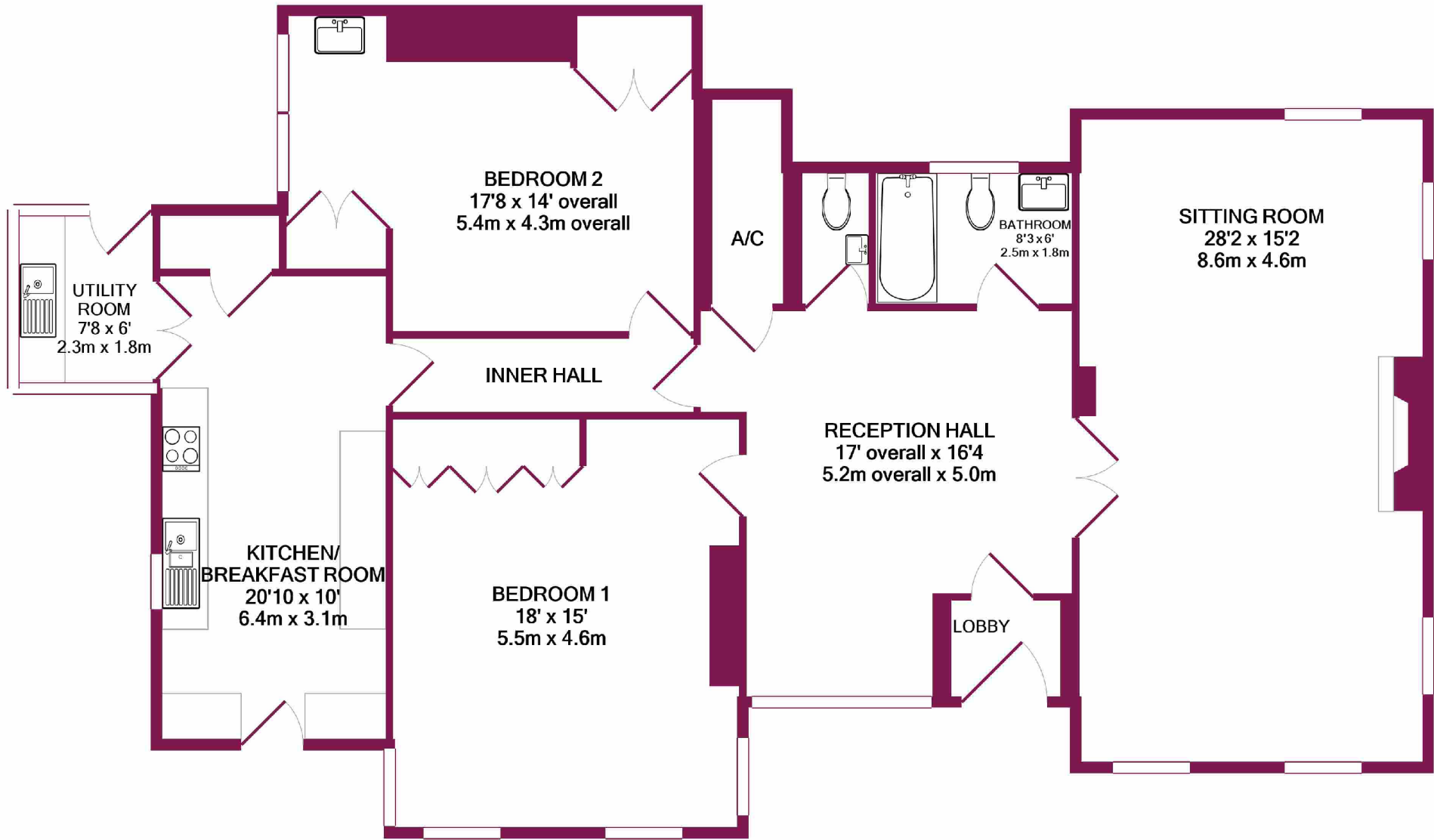
The bathroom measures 8' 3 x 6' and has a window to the rear, bath with mixer tap/shower attachment and fitted shower screen, shaped pedestal wash hand basin, close coupled WC and storage cupboard. Adjacent to the bathroom there is a separate cloakroom with second WC with a feature high cistern and wash hand basin. In addition the property also offers gas central heating with radiators.

Externally the property has the benefit of its own private, fully enclosed, front garden with lawns, established shrubs and beds, southerly sitting area with sun canopy, feature arbour and timber storage shed. A wooden gate leads to the front of the property onto Aldwick Avenue. A further gate leads to the side onto the communal driveway and garage which belongs to the property measuring 17' 11 x 9' with an up and over door to the front.

**N.B The property is offered for sale with No Onward Chain.**



To arrange a viewing contact 01243 267026



TOTAL APPROX. FLOOR AREA 1570 SQ.FT. (145.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**EPC Rating:** D (58)      **Council Tax:** Band E £2,686.16 (ADC/Aldwick 2024-2025)      **Private Estate Charge:** £130 p.a. (approx.)

**Tenure:** Leasehold with a balance of 999 years from 29th September 2003 with a 50% share of the Freehold.

**Service/Maintenance Charge Including Building Insurance:** 50% contribution for upkeep (self maintaining with costs split 50:50 between ground and first floor apartment including annual building insurance).

**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** 

6 Coastguards Parade, Barrack Lane,  
Aldwick, West Sussex PO21 4DX  
T: 01243 267026 E: [office@coastguardsproperty.co.uk](mailto:office@coastguardsproperty.co.uk)  
[www.coastguardsproperty.co.uk](http://www.coastguardsproperty.co.uk)