



Flat 4 The Pearl, 3 Selsey Avenue

Superb first floor apartment with allocated parking and within walking distance to Aldwick beach and Marine Park Gardens.



- ▶ **First Floor Apartment**
- ▶ **Two South Facing Balconies**
- ▶ **Two Double Bedrooms**
- ▶ **Communal Gardens**
- ▶ **Allocated and Visitor Parking**
- ▶ **Contemporary Open Plan Living**
- ▶ **Quality Fitted Kitchen**
- ▶ **Modern Bathroom and En-Suite Shower**
- ▶ **No Forward Chain**

This exclusive development of just 6 apartments was converted and extended in 2013.

This apartment has a communal entrance with stairs to the first floor to the inner hall and private front door. The hallway leads to the contemporary open plan living accommodation with space for a sitting area, dining table and well equipped fitted kitchen with integral appliances. There are patio doors opening onto a south facing balcony. The family bathroom has a modern white suite. There are two generous double bedrooms, one with an en-suite shower room and the other with a second south facing balcony.

Outside, there is ample parking plus a bin and bike store

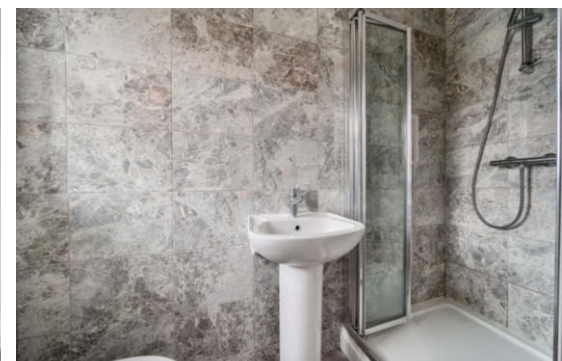
The apartment is offered with no forward chain.

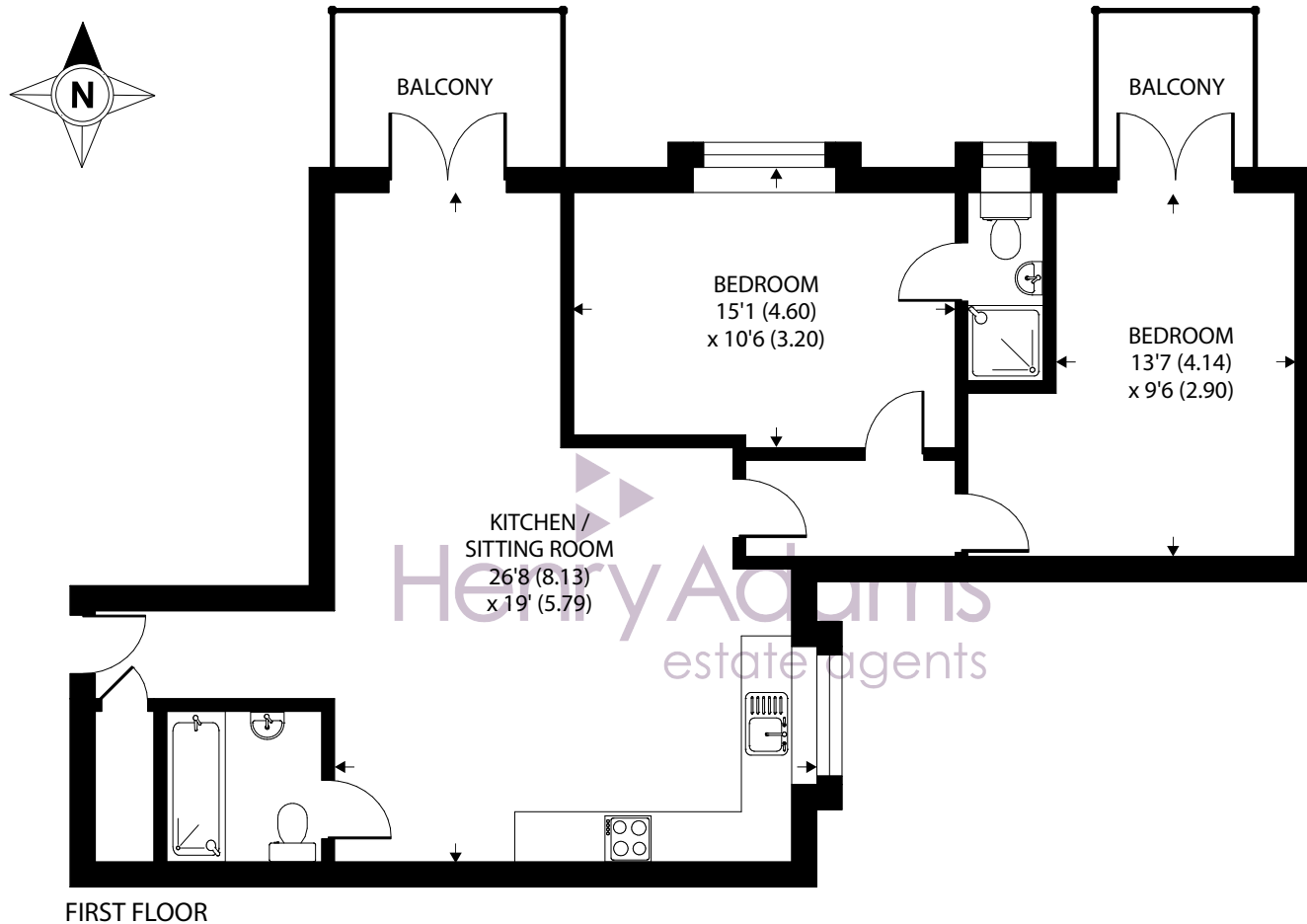
Tenure: We understand there is 125 year lease from 24th June 2013.

Maintenance Charge: We understand the maintenance charge is approximately £1,200 p.a. (this is reviewed and agreed each year).

Ground Rent: We understand the ground rent is approximately £300 p.a.

Council Tax Band: C





Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



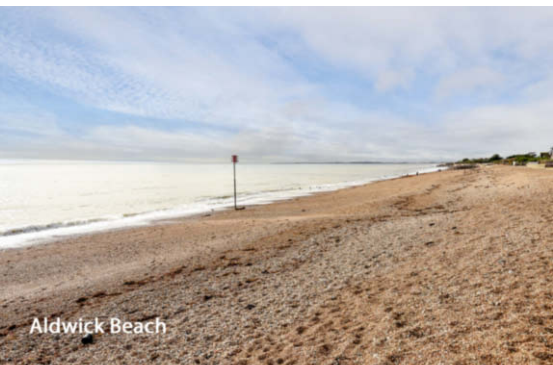
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs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

The Pearl is a new development of just six apartments situated in a popular area in Aldwick within a very short walk to the beautiful Marine Park Gardens and Aldwick beach with traditional beach huts and promenade. 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.

What3Words ///tone.fork.rounds

20/11/24



Aldwick Beach



Aldwick Beach Huts



Marine Park Gardens