



Flat 2 Bay Court, 24 The Fairway
Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HD

Guide Price £300,000
Leasehold with Share of Freehold

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BU300-06/25

Features

- Top Floor Apartment
- Sea Views from Balcony/Terrace
- Idyllic Private Estate Setting
- 2 - 3 Bedrooms
- Southerly Living Room
- Double Glazing & Gas Heating (Radiators)
- Garage & Residents/Visitors Parking
- NO ONWARD CHAIN
- 709 Sq Ft / 65.9 Sq M

Positioned on the top floor of this attractive 1930's converted hotel, this delightful bright and airy apartment boasts a quirky feel, full of character, with the deceptive accommodation comprising entrance hall, southerly living room with balcony/terrace, fitted kitchen, three bedrooms and bathroom. The property also offers a security entry system, delightful well maintained communal gardens, residents and visitors parking and a garage.

A communal double glazed front door with security entry system opens into the communal entrance hall where a carpeted easy-rise communal staircase leads to the second floor communal landing.

The front door opens into a welcoming entrance hall with wall mounted security entry phone receiver, radiator and fitted carpet. Doors from the hallway lead to the kitchen, living room, three bedrooms and bathroom.

The kitchen has a window to the side of the building with roof top views towards the sea and is of a good size with fitted base, drawer and wall mounted units complemented with light grain wood effect roll edge work surfaces, an integrated 4 ring electric hob with oven under, single drainer sink unit with mixer tap, space and plumbing for a washing machine, space for a free standing fridge/freezer, breakfast bar, radiator and recessed low height walkway into an adjoining storage cupboard housing the Vaillant wall mounted gas boiler.

The living room has a concealed radiator, fitted carpet and full width sliding double glazed doors to the rear of the building providing access to the balcony/terrace with views towards the sea between neighbouring properties.



Bedroom 1 has a window to the rear with roof top sea views, a radiator, fitted carpet, built-in sliding triple wardrobe and useful built-in eaves storage cupboard. Bedroom 2 has a window to the front of the building enjoying roof top views towards the South Downs, along with a radiator, fitted carpet and shelved alcove recess. Bedroom 3 is currently utilised as a dining room with a window to the side which can still enjoy sea views over neighbouring properties, along with a radiator and vinyl flooring.

In addition, there is a bathroom with suite of bath with mixer tap/shower attachment, wash basin inset into surround with storage cupboard under, close coupled wc, radiator, tiled splash backs, vinyl flooring and double glazed window to the front of the building.

Externally, the development provides on-site parking via a gravelled forecourt, along with a generous lawned communal garden at the rear. The apartment itself also benefits a garage with an electrically operated door.

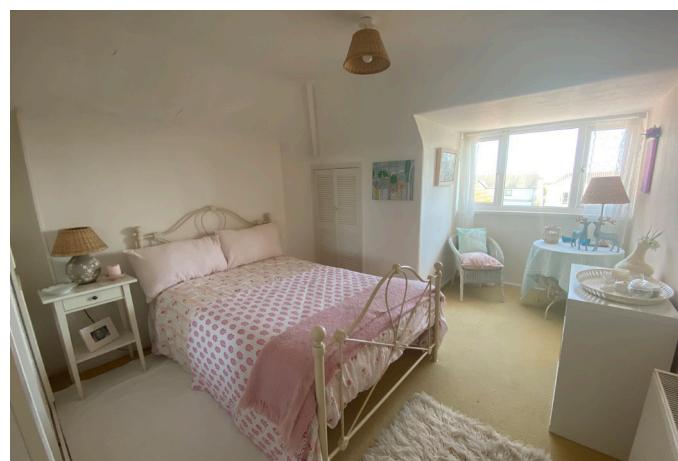
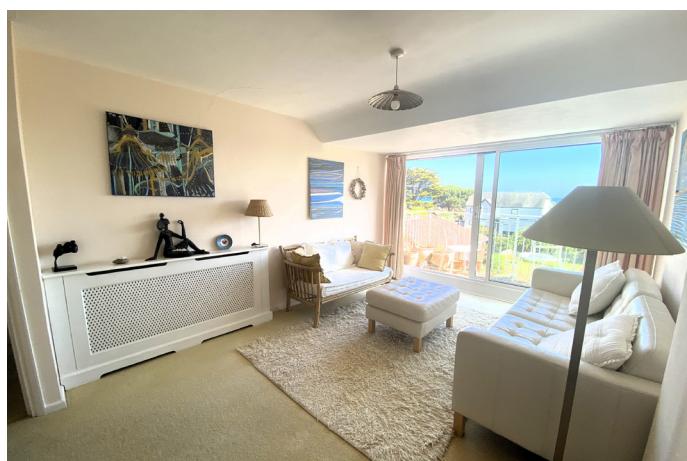
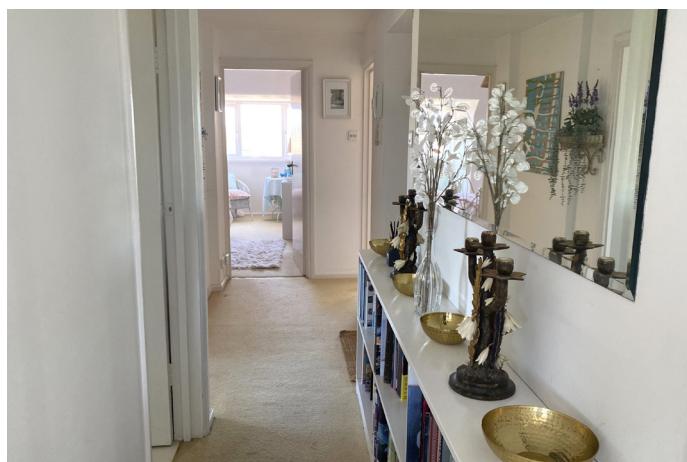
Tenure: Leasehold 150 years from 24th June 1977 (102 years remaining) with a share of the Freehold.

Service Charge Including Building Insurance: £850 per 6 months payable March and September (2025 - 2026)

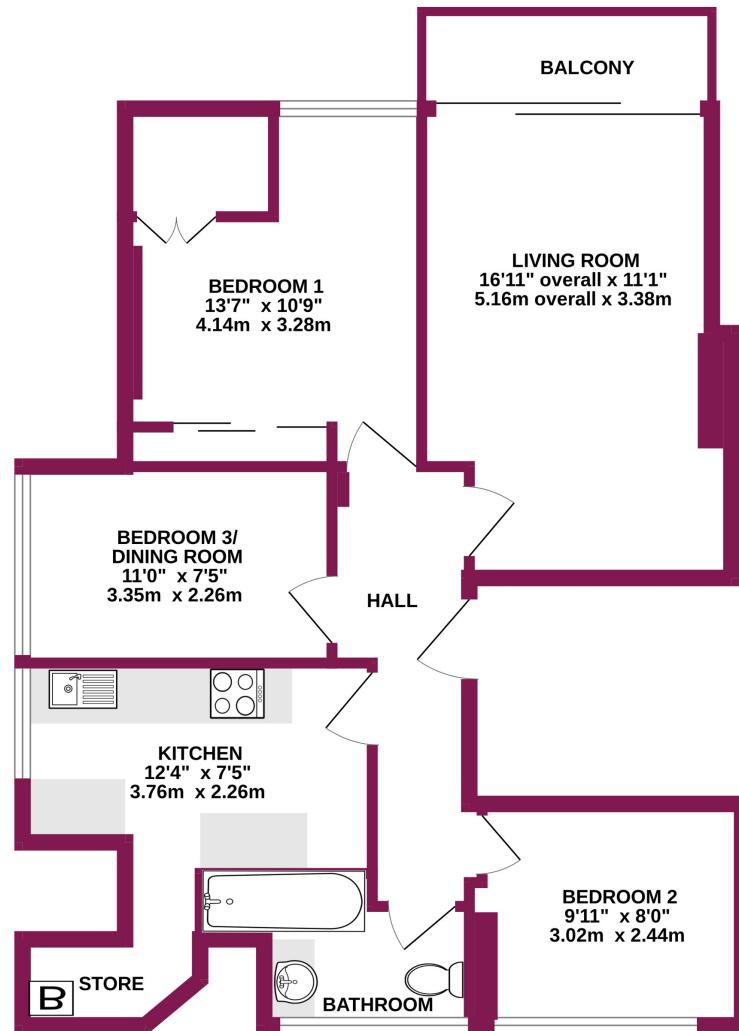
Current EPC Rating: D (56)

Council Tax: Band C £2,048.42 p.a. (Arun District Council/Aldwick 2025-2026)

Private Estate Fee: £270.00 p.a. (2025 - 2026)



SECOND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan details, measurements of doors, windows, heights 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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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.