



**85 Barrack Lane,**  
Aldwick | Bognor Regis | West Sussex | PO21 4DX

**Guide Price £275,000**  
**Leasehold**

# 85 Barrack Lane,

Aldwick | Bognor Regis | West Sussex | PO21 4DX

RO275 - 02/26

## Features

- 3 Bedroom Purpose Built First & Second Floor Maisonette
- Close To Beach & Amenities Including Bus Services
- Living Room with Open Fire
- Private Entrance & Private Second Floor Balcony/Terrace
- Double Glazing & Gas Heating (Radiators)
- Long Lease & Low Outgoings
- 831.2 Sq Ft / 77.2 Sq M

Conveniently situated within a few hundred metres level walk to the beach and with a selection of amenities close at hand including regularly routed bus services and doctor's surgery, this purpose built split level maisonette boasts deceptively spacious accommodation comprising: entrance hall, kitchen/diner, living room, bedroom 3/2nd reception, first floor landing, two further bedrooms, bath/shower room and separate wc.

The property also offers it's own private entrance, double glazing, a gas heating system via radiators, open fire in the living room, private good size balcony/terrace and enjoys delightful roof top views at the rear towards the sea.

The property is accessed via a pathway leading to the rear of the building, where steps rise to the first floor, where a double glazed door with obscure natural light panel over leads into the entrance hall which has a carpeted staircase to the 2nd floor landing and doors to the living room and bedroom 3/2nd reception, while a doorway from the hall leads into the kitchen/diner, which has a window to the rear enjoying roof top views and boasts fitted units and work surfaces, an integrated electric hob with hood over and tiled splash-back, oven under, space for a table and chairs, built-in cupboard housing the wall mounted 'Worcester' gas boiler, along with space and plumbing for a washing machine and fitted shelving and an adjacent additional built-in cupboard, with space for a free standing fridge/freezer which also houses the electric meter and consumer unit.

The living room is of a good size with feature open fireplace, window to the side, window to the front and large modern vertical radiator.

Adjacent to the living room is bedroom 3/2nd reception room with a window to the front.

The first floor landing has a high level natural light window to the rear enjoying roof top views towards the sea, a fitted storage cupboard and doors to Bedrooms 1, 2, the bath/shower room and separate wc.



Bedroom 1 is a delightful dual aspect double room with a feature semi-circular window to the side and a door to the front providing access onto the private balcony/terrace. Bedroom 2 has a window to the front and useful storage cupboard.

The bath/shower room has a tiled shower enclosure with fitted shower, bath with mixer tap/shower attachment, shaped wash basin with storage under, ladder style heated towel rail, high level window to the rear and an access hatch to the roof space. In addition, there is a separate wc with window to the rear.

The balcony/sun terrace is of a good size running the full width of the property at the front and has artificial grass which creates a delightful outdoor space. There is also a useful external store cupboard at the rear by the entrance.

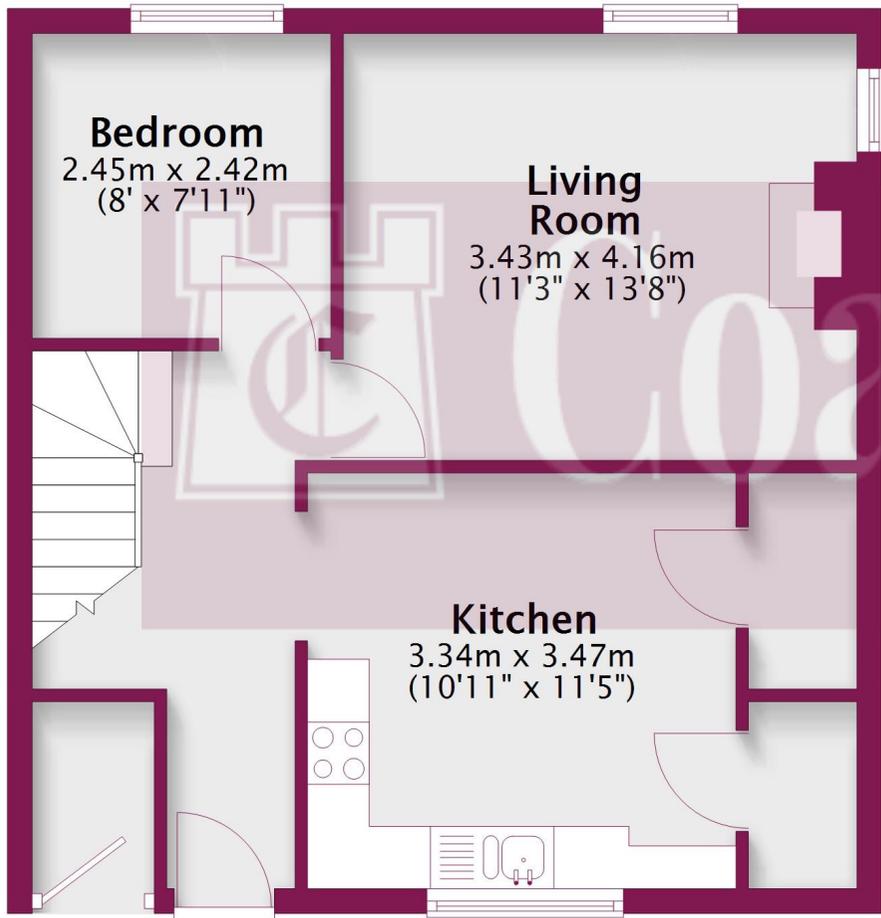
**Service Charge:** Self Maintaining    **Tenure:** 189 years from 25th March 1989 (152 years remaining)    **Ground Rent:** Peppercorn

**Council Tax:** Band C £2,048.42 p.a. (Arun District Council / Aldwick 2025 -2026)    **Current EPC Rating:** D (57)



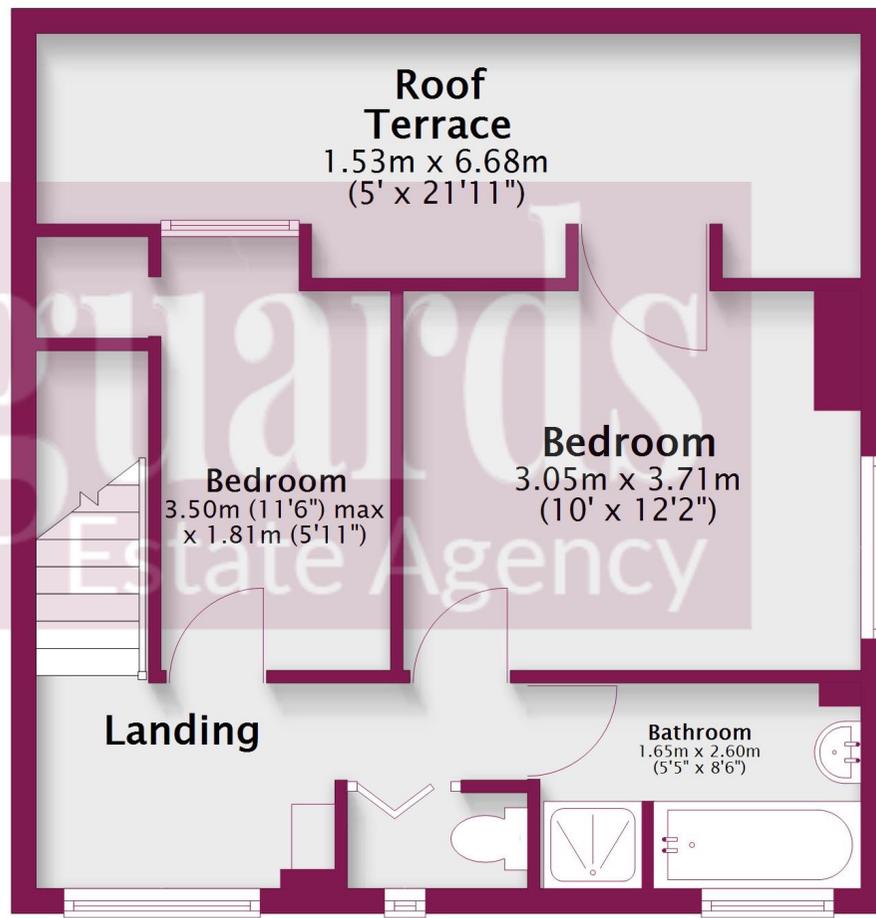
## First Floor

Main area: approx. 44.2 sq. metres (476.1 sq. feet)  
Plus store, approx. 1.5 sq. metres (16.0 sq. feet)



## Second Floor

Main area: approx. 33.0 sq. metres (355.1 sq. feet)  
Plus roof terrace, approx. 11.6 sq. metres (125.1 sq. feet)



Main area: Approx. 77.2 sq. metres (831.2 sq. feet)

Plus roof terrace, approx. 11.6 sq. metres (125.1 sq. feet)  
Plus store, approx. 1.5 sq. metres (16.0 sq. feet)

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