



Bell & Blake
SALES & LETTINGS

Flat 7, Mariners 56, Aldwick Avenue, Aldwick, Bognor Regis West Sussex

Asking Price £310,000

Flat 7, Mariners 56, Aldwick Avenue, Aldwick, Bognor Regis West Sussex



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EPC TBC

- › 2nd Floor Apartment With Sea Views & Lift Access
- › Stunning South Facing Communal Garden
- › 2 Double Bedrooms
- › Large Open Plan Kitchen Dining Living Room
- › Spacious Shower Room With Walk-in Shower
- › Storage Cupboard With Plumbing For Washing Machine
- › Allocated Gated Parking & Visitor Bays
- › Aldwick Avenue Residents Have A Private Gated Access To Aldwick Beach
- › No Forward Chain
- › Ground Rent £250 Per annum
- › Service Charge £2000 Per Annum Approx.
- › Lease 125 Years From 2009 (Approximately 109 Years Remaining.)

Enjoy the sea views & the beautiful South facing communal garden from this stunning second floor apartment.

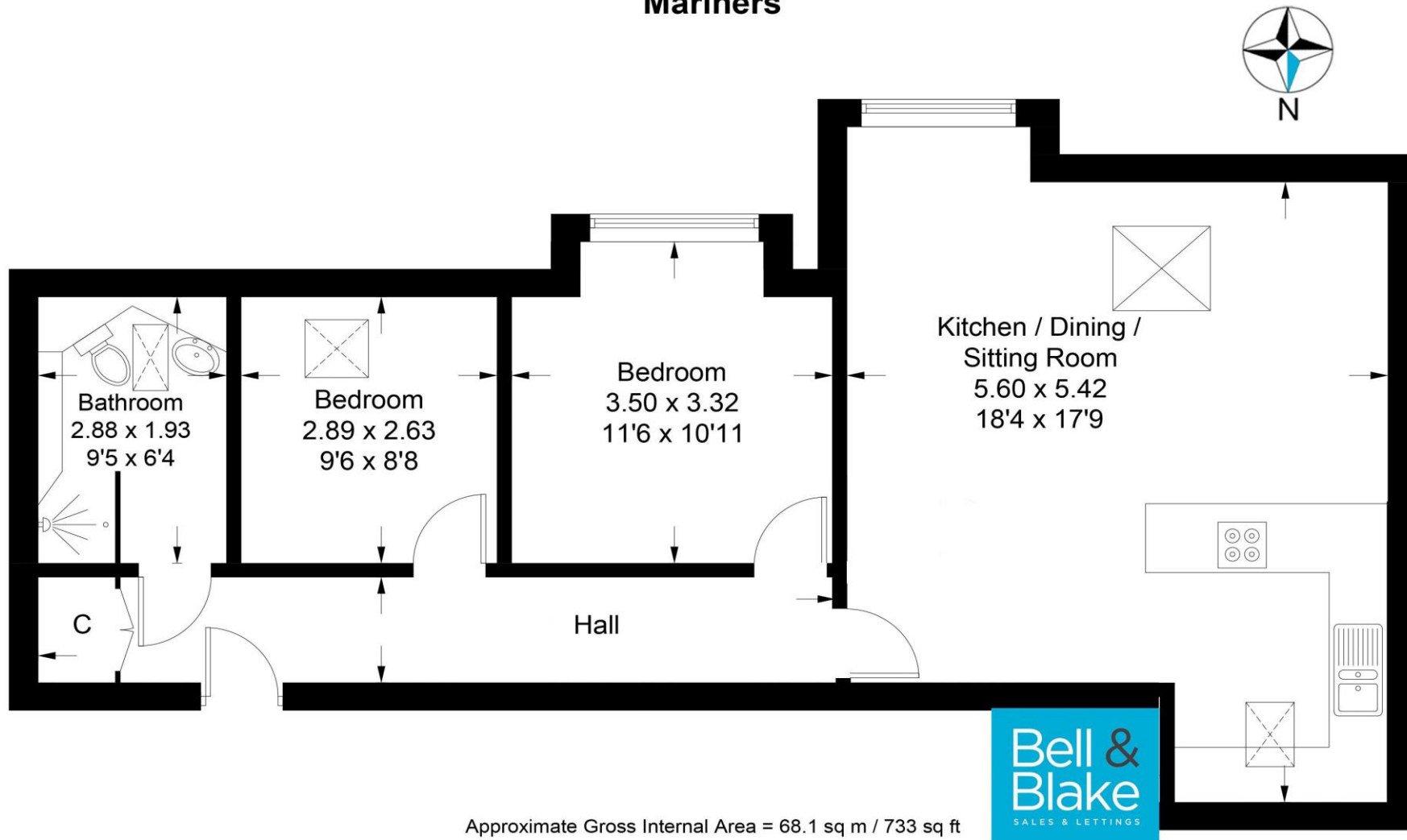
The property is located on the Aldwick Avenue Private Estate & boasts a dual aspect kitchen dining living room with sea views, 2 double bedrooms and a spacious shower room, there is also a hall with large storage cupboard with plumbing for washing machine, gated allocated parking and visitors bays.

The picturesque South facing communal garden offers both sunny and shaded areas. There is a lift to all floors. Residents of Aldwick Avenue have private gated access to Aldwick Beach via a coded gate. NO FORWARD CHAIN

Council Tax Band: C



Mariners



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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