



Flat 7 Countland Court, 5 Marine Parade

Bognor Regis | West Sussex | PO21 2LT

Guide Price £375,000
LEASEHOLD
(With Share of Freehold)

Flat 7, Countland Court, 5 Marine Parade

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HO375-05/24



Features

- Superb Panoramic Sea Views
- Top Floor Apartment
- 2 Double Bedrooms
- No Onward Chain
- 944 Sq Ft / 87.7Sq M

Positioned on the top floor of this landmark Grade II listed building, a double bay fronted apartment offering truly superb, uninterrupted Southerly Sea Views to the front and delightful Southerly Sea Views to the rear. Two double bedrooms, Southerly living room, modern kitchen, wet room, shower room, utility room and cloakroom. The property also benefits from a share of the Freehold.

Situated adjacent to the Aldwick Yacht Club and with a private lawn abutting the promenade for the use of its residents, Marine Parade is a highly sought after private development to the West of Bognor Regis town centre and pier. With significant historic connections, these incredibly attractive homes retain the appeal of a bygone era and features associated with this seaside resort.

The historic city of Chichester which provides more comprehensive shopping facilities, the Famous Festival Theatre and cathedral can be accessed via regularly routed bus services along Aldwick Road. The promenade stretches along the seafront to create a pleasant level walk to the East towards Felpham village and to the West towards West Park where throughout the year there are various events.

The property is approached via a private gravel driveway accessed from Aldwick Road which provides residents private parking. A communal front door at the front of the building, with security intercom, leads into a communal entrance, in-turn leading to a communal hallway with meter cupboards and communal staircase to the front door to the apartment.

The front door leads into a split level entrance where a staircase rises to the main hallway leading to the front of the apartment and a door opens into the utility room at the rear, with space and plumbing for a washing machine, which in-turn leads through to an adjoining shower room, with shower enclosure, w.c, wash basin and window to the rear.

The main hallway has an access hatch to the large roof space and doors to the two bedrooms, living room, wet room and cloakroom with w.c and wash basin.

The living room is a bright and airy room measuring 16' 4" x 14' 8" overall, with a large Southerly bay enjoying superb views out to the sea. From the living room a door leads to the generous kitchen, which has been tastefully refitted in recent years, boasting a comprehensive range of modern units and work surfaces, integrated oven/hob/hood, window to the rear with far reaching roof top views towards the South Downs and a modern wall mounted gas boiler.

Bedroom 1 is positioned next to the living room with a large Southerly bay window providing superb sea views. Bedroom 2, which is a good size double room, has a delightful feature bay window to the side, accessed via a pair of glazed internal doors and provides views over the yacht club to the sea beyond. In addition, there is a modern wet room with shower, w.c and wash basin. The property has had a modern gas heating system installed via radiators and also retains electric heating for those seeking a second home by the sea.





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Externally there is a communal privately owned lawn in front of the building for residents use which abuts the promenade.

Current EPC Rating: E (46) (Expires 10th May 2024)

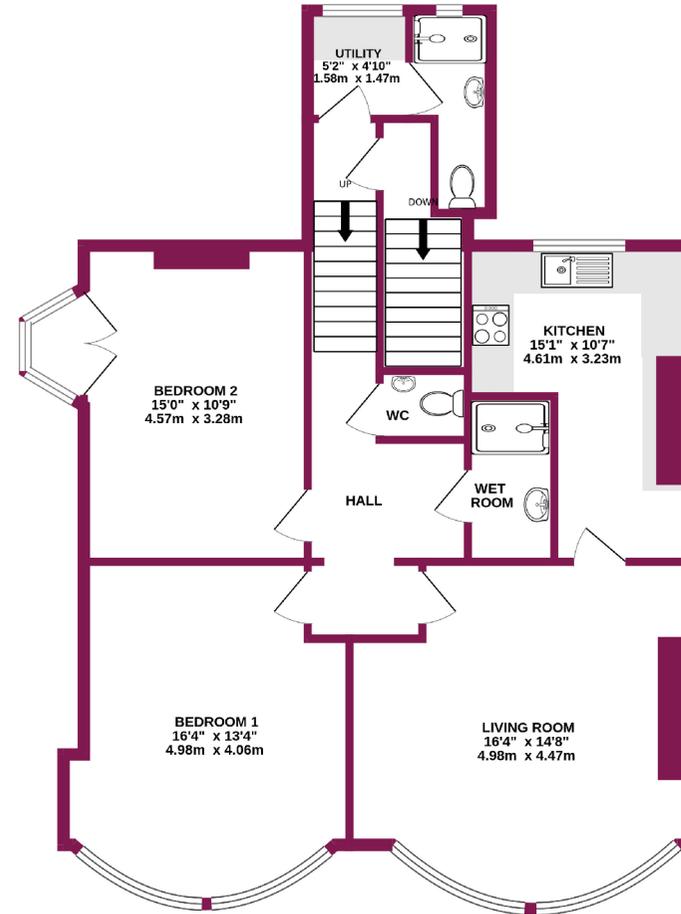
Council Tax: Band D (£2312.18)
(Arun District Council - Bognor 2024-2025)

Service Charge Including Ground Rent & Building Insurance: £2,658.32 p.a

Tenure: 181 years remaining on the lease, along with a Share of Freehold

Management Company: Countland Court Ltd

THIRD FLOOR
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.