



2 Rock Gardens

Bognor Regis | West Sussex | PO21 2LE

PRICE £225,000
LEASEHOLD

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DA225-09/24



Features

- Ground Floor One Bedroom Apartment
- Requested Purpose Built Development
- Sea Views & Private Sun Terrace
- NO ONWARD CHAIN
- 576 Sq Ft / 53.5 Sq M

Constructed in the 1980s this one bedroom ground floor apartment is situated in the highly sought after Rock Gardens development which is the only purpose built development abutting the promenade providing superb direct sea views and an ease of access to Bognor Regis town centre. The development provides a caretaker, video security entry system and lift. This apartment enjoys a private sun terrace.

Rock Gardens is situated at the Western end of Bognor Regis town centre approximately half a mile walk to the mainline railway station (London - Victoria approx 1hr 45mins). The town provides a range of shopping facilities, the pier, picturedrome cinema and an array of bars and restaurants. More local amenities can be found within a few hundred metres at the Aldwick shopping parade.

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.

A communal front door at the rear of the development with security video entry system leads into a welcoming communal entrance hall where the front door to the apartment leads into a welcoming hall with a bi-fold door to a useful large storage cupboard measuring 5' 2 x 3' 10, an additional built-in airing cupboard housing the lagged hot water cylinder and modern electric consumer unit, radiator and light grain wood effect flooring. Doors lead to the kitchen, living room, bedroom and shower room.

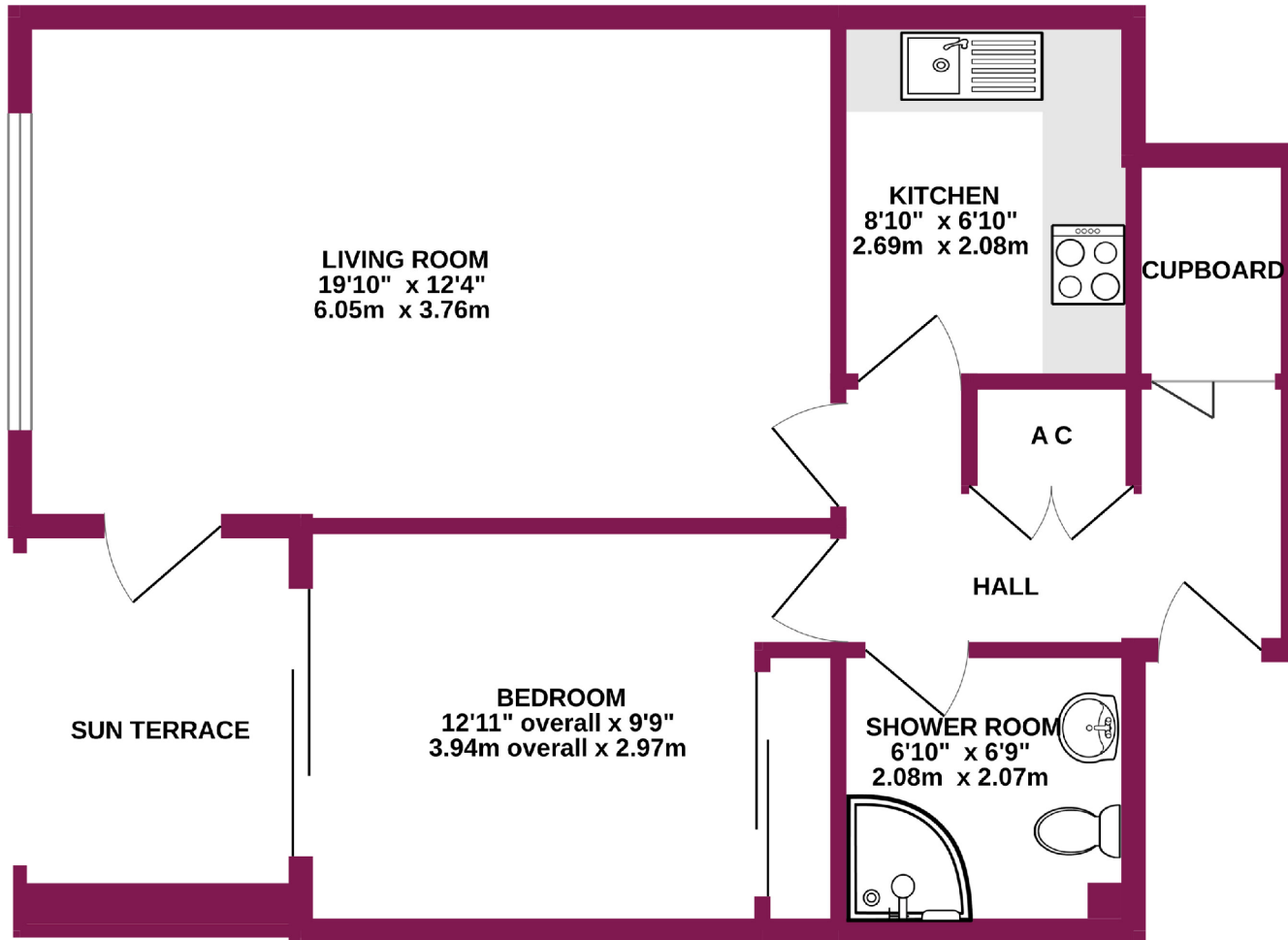
The fitted kitchen provides a range of units and fitted work surfaces with an inset stainless steel single drainer sink unit, integrated electric hob with concealed hood over and oven under, tiled splash backs, space and plumbing for a washing machine, space for a free standing fridge/freezer, light grain wood effect flooring and a large serving hatch style opening through to the living room.

The generous living room boasts a large Southerly double glazed window with views towards the sea, tiled flooring and radiator along with a double glazed door to the side providing access on to the private covered sun terrace. The sun terrace is also accessed from the double bedroom via double glazed patio doors and boasts fitted wardrobes, fitted carpet and a radiator.

In addition, there is a modern shower room with shower cubicle with fitted shower unit, a close coupled w.c., shaped wash basin with storage cupboards under, vanity mirror with light over, extractor ladder style heated towel rail, tiled walls and tiled flooring.

N.B. The property has a gas fired heating system via radiators with a modern recently replaced boiler situated in an outside lockable cupboard positioned next to the main entrance.





Lease Term: Original Lease 99 years from 24 December 1985 to be extended during the conveyance process by the seller.

Service Charge Including Building Insurance & Water Rates: £735.30 paid half yearly (£1,470.60 p.a. 2024)

Ground Rent: Peppercorn

Managing Agents: Oyster Estates (01243 586939)

Council Tax: Band A (£1,541.46 p.a. - Arun District Council 2024 - 2025)

EPC Rating: C (73)

Please Note: Occupation of this apartment is restricted to persons over 60 years of age. There is resident's parking within the development on a first come first serve basis (non allocated). This apartment does not have a garage or carport.

TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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