



1 Palm Close, 130 Barrack Lane

Aldwick | Bognor Regis | West Sussex | PO21 4EF

Guide Price £525,000

LEASEHOLD WITH A SHARE OF THE FREEHOLD

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HI550 - 10/24



Features

- **A Purpose Built Ground Floor Apartment**
- **Four Bedrooms, Two W.C.s**
- **Garage, Sun Terrace, Sea Views**
- **NO ONWARD CHAIN**
- **104.3 sqm / 1123 sq ft (Approx)**

For sale with no onward chain a four bedroom ground floor purpose built apartment occupying an idyllic position within well tended communal grounds, adjacent to the beach with southerly sea views. Constructed in the 1960s, with an original 999 year lease this select development comprises six apartments with each apartment owning an equal share of the freehold, with this apartment benefiting a private sun terrace.

Tucked at the far end of Barrack Lane in a non through road location next to the prestigious Aldwick Bay private estate, the development sits in a generous plot with well tended lawns and grounds of approximately three quarters of an acre. Local amenities can be found in the nearby Coastguards Parade (a few hundred metres level walk) while the doctor's surgery and library can be found in nearby Rose Green.

Bognor Regis town centre provides a wide range of shopping facilities, mainline railway station (London - Victoria approx. 1hr 45 mins) and pier, along with local attractions such as Hotham Park, the popular Regis Theatre and the famous Picturedrome cinema. The historic city of Chichester can be found within a short drive which offers a wider selection of shops and boutiques along with the Festival Theatre.

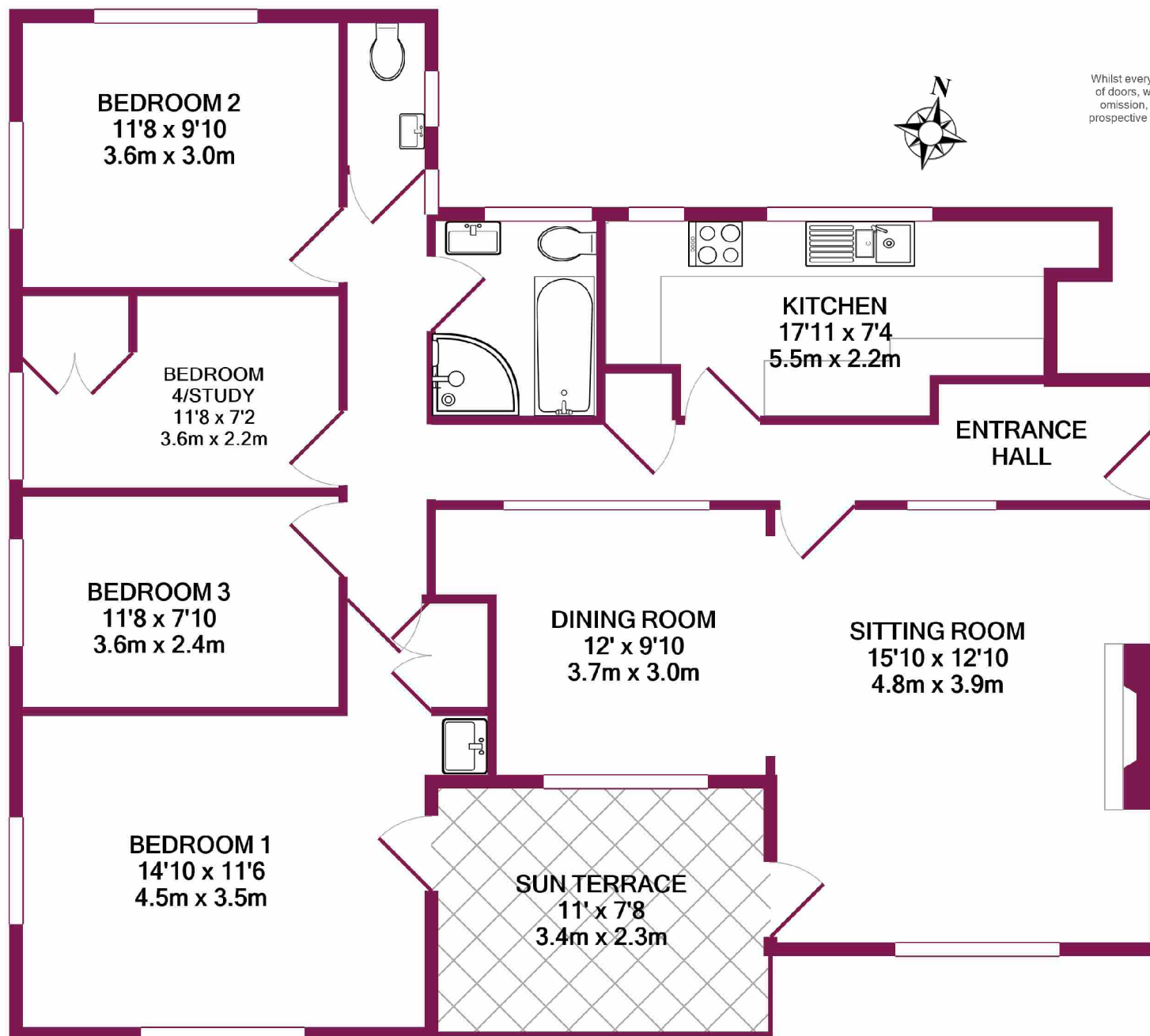
A communal front door at the rear of the building with security entry system leads into the communal hallway where there is a double glazed door providing access to the front of the development and the front door which leads into the apartment's welcoming entrance hall, with cloaks hanging recess, natural light windows into the sitting room, dining room and kitchen, along with a useful built-in storage cupboard. Doors from the hallway lead into the sitting room and kitchen and the hallway extends into an inner hall where doors in turn lead to the four bedrooms, the bath/shower room and a separate cloakroom with w.c. and wash basin.

The sitting room is a light, bright and airy room measuring 15' 10 x 12' 10 with a large double glazed window enjoying the southerly outlook over the communal gardens to the beach and sea beyond. There is a modern feature Preplace and a double glazed door which leads out to the private sun terrace. An open plan walk way leads to the dining area measuring 12' x 9' 10 which also enjoys the southerly aspect and sea views. The kitchen is rear aspect with two double glazed windows and measures 17' 11 x 7' 4 overall providing a comprehensive range of Ptted units and work surfaces, with an inset one and half bowl single drainer sink unit, integrated electric hob, oven, fridge/freezer and space and plumbing for a washing machine and dishwasher.

The principal bedroom 1 is a triple aspect room with a large double glazed window to the front enjoying the southerly aspect with sea views, a double glazed window to the side of the development and a double glazed door providing access on to the private sun terrace. There is a built-in double wardrobe with adjacent recess housing a vanity basin with storage under. Bedroom 2 is a dual aspect room at the rear measuring 11' 8 x 9' 10, while bedrooms 3 & 4 are side aspect rooms measuring 11' 8 x 7' 10 and 11' 8 x 7' 2 respectively. The bath/shower room measures 7' 4 x 5' 10 and provides a modern wash basin with storage under, close coupled w.c., bath with mixer tap/shower attachment and separate shower cubicle with Ptted shower .

Externally there is a garage measuring 17' 10 x 8' 6 overall with electrically operated door, resident's parking, well maintained communal gardens, refuse area and store. The apartment also benefits from a private storage cupboard by the front door which houses the gas combination boiler with adjacent meter cupboard housing the electric consumer unit.





TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Leasehold with a 1/6th share of the Freehold

Lease: 999 years from 29th September 1962

Service Charge Including Building Insurance:
£3,000.00 per annum (Approximately)

Council Tax: Band E (£2,686.16 per annum)

EPC Rating: D (63)



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