



4 Tithe Barn Court,
Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4EZ

Guide Price £379,950
LEASEHOLD

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OS425-03/25

Features

- Purpose Built Development
- 2 to 3 Bedroom Ground Floor Apartment
- Idyllic Private Estate Setting
- Close To Beach
- Well Presented Throughout
- 872 Sq Ft / 81.0 Sq M (incl. garage)

Current EPC Rating: D (67) **Tenure:** Leasehold - 999 years from 1974

Service Charge Including Building Insurance and Private Estate Charge:
£1,536.24 p.a. (2024 - 2025)

Situated right in the heart of the prestigious Aldwick Bay private estate, a few metres level walk to the beach, this incredibly well presented ground floor apartment forms part of a highly sought after purpose built development, set within delightful well tended communal gardens.

Having been tastefully and sympathetically improved by the current owners, the light and airy accommodation in brief comprises entrance hall, re-fitted kitchen, southerly living/dining room, two to three bedrooms (bedroom 3 currently utilised as a study/hobbies room and modern bath/shower room.

The property also offers its own private entrance, double glazing, a gas heating system via radiators, adjoining garage, delightful southerly patio/sun terrace and long lease.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along, with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



A double glazed front door opens into the 'T' shaped entrance hall with large radiator, along with a recessed cupboard which houses the lagged hot water cylinder. Doors lead from the hallway to the re-fitted kitchen, southerly living/dining room, three bedrooms and modern bath/shower room.

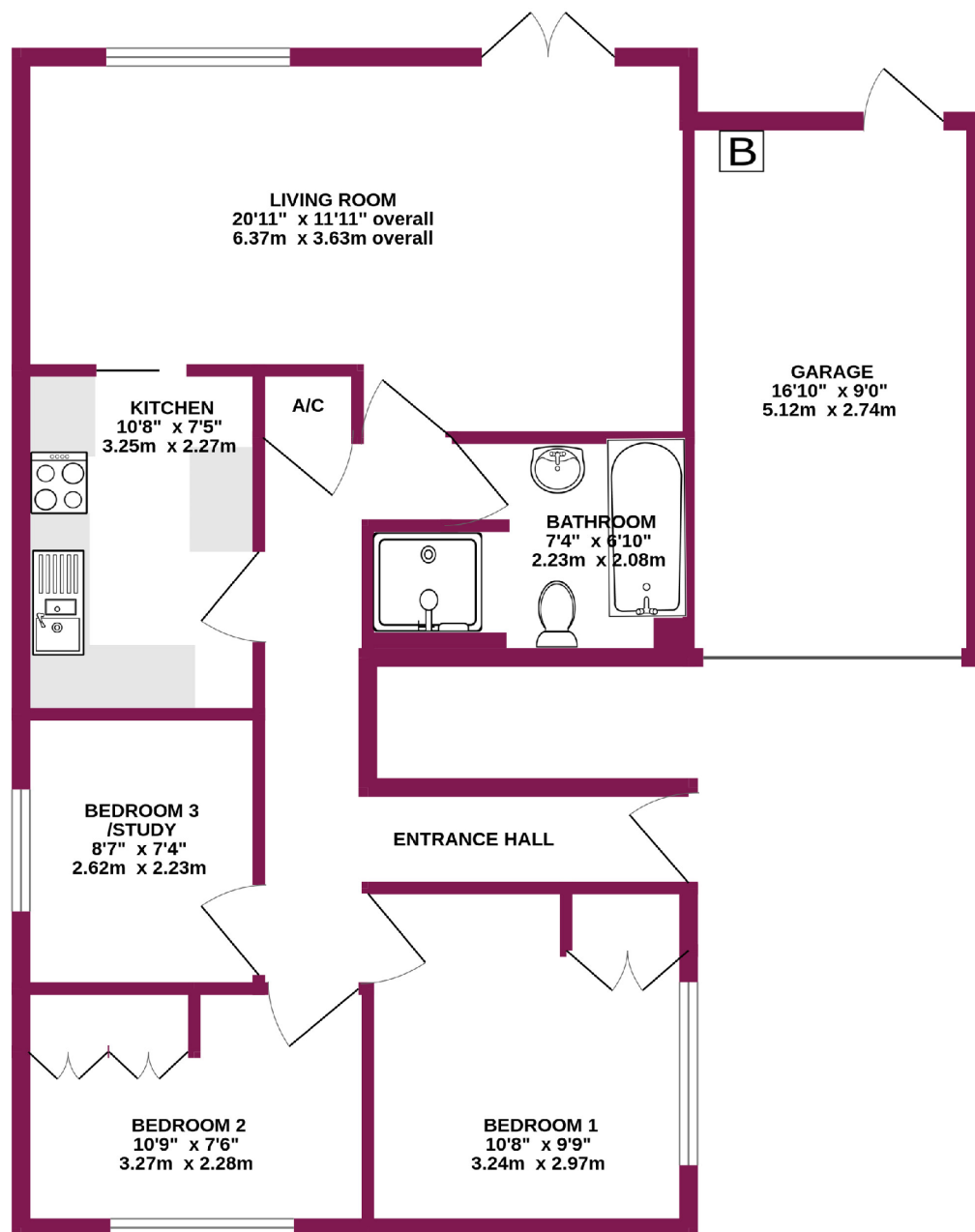
The delightful living/dining room is a generous southerly room measuring 20' 11" x 11' 11" narrowing to 9' 1" in the dining area and has a double glazed window to the rear, along with double glazed French doors which lead out to the patio and beautifully tended communal gardens. The room itself has a fitted carpet and two large radiators. A glazed sliding door from the dining area leads into the integral kitchen which has been tastefully re-fitted with modern gloss units and light grain wood effect works surfaces, with down lighting under the wall mounted units, an inset 1 1/2 bowl single drainer sink unit, space and plumbing for a washing machine and dishwasher and space for a free standing fridge/freezer.

Bedroom 1 is a side aspect room measuring 10' 8" x 9' 9" with radiator, fitted carpet and fitted double wardrobe. Bedroom 2 has a double glazed window to the front of the development and measures 10' 9" x 7' 6", while bedroom 3 is currently utilised as a study/hobbies room and has a double glazed window to the side. The bath/shower room has again been tastefully updated with a re-fitted suite of walk-in shower cubicle with fitted shower, bath, wash basin, wc, tiled splash backs and ladder style heated towel rail.

Externally, the property provides a parking space outside the front door, an adjoining garage measuring 16' 10" x 9' with an electrically operated sectional door at the front, power, light, wall mounted gas boiler and double glazed door to the rear, providing access into the communal gardens, which are a real feature of the development, providing a generous lawn and well tended established flower and shrub beds.



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



Council Tax: Band D £2,197.77 p.a.
(Arun District Council/Aldwick 2024-2025)



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