



Flat 5, Bay Court, 24 The Fairway

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HD

Guide Price £400,000

Leasehold with Share of Freehold

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FL400-11/25

Features

- 2 Bed Ground Floor Apartment
- Highly Sought After Private Estate Setting
- Within 100 metres of the Beach
- Double Glazing & Gas Heating (Radiators)
- Garage & Residents Parking
- NO ONWARD CHAIN
- 1115.6 Sq Ft / 103.6 Sq M (plus garage)

Positioned on the ground floor, at the rear of an attractive 1930's converted hotel, right in the heart of the prestigious Aldwick Bay private estate, this incredibly well proportioned garden apartment boasts a real feeling of space, with high ceilings throughout and large windows giving plenty of light to the principal rooms. The accommodation comprises entrance lobby, hallway, generous living/dining room, kitchen, principal bedroom with en-suite bathroom, versatile second bedroom and additional main bath/shower room.

The property also offers it's own private entrance via a side gate which leads into a private wrap around garden, double glazing, a gas heating system (radiators) and recently installed (Nov. 2024) combination boiler, well maintained communal gardens, a garage and resident's and visitors parking.

A communal double glazed front door with security entry system opens into the communal entrance hall where the front door to the apartment opens into a generous entrance lobby with double cloaks storage cupboard housing the wall mounted electric consumer unit and electric meter, along with a further walk-in deep storage cupboard with light. A walkway leads through into a central hallway with built-in laundry cupboard with space and plumbing for a washing machine and space for a condensing dryer over. Doors lead from the hallway to the main living/dining room, kitchen, two bedrooms and main bath/shower room.

The main living/dining room is a well proportioned, bright and airy, dual aspect room with a large window to the side, two southerly windows to the rear and double glazed French doors to the rear providing access into the private garden.

The kitchen boasts a comprehensive range of fitted units and work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated four ring Induction hob with concealed hood over and 1 1/2 oven/grill under, space and plumbing for a full size dishwasher, space for under-counter fridge and freezer, cupboard housing the combination boiler, along with double glazed French doors to the side providing access into the private garden.



Bedroom1 is positioned at the rear with a large southerly window, fitted wardrobes and door to the adjoining en-suite bathroom, which has a white suite of P-shaped bath, pedestal wash basin, close coupled wc, tiled walls, tiled flooring and an extractor. Bedroom 2 ,which lends itself to a variety of uses, has windows to the side and rear.

In addition, there is a generous main bath/shower room with oversize shower enclosure, bath, pedestal wash basin, close coupled wc, tiled splash-backs, extractor and heated towel rail.

Externally, the property benefits from a private wrap around garden with raised decking at the side which leads to a side terrace, southerly paved terrace with electric awning and area laid lawn. The well maintained communal gardens surround the private garden. There is residents/visitors parking at the front of the development, refuse area and this apartment also benefits from a garage with electrically operated up and over door.

Tenure: Leasehold 150 years from 24th June 1977 (102 years remaining) with a share of the Freehold.

Service Charge Including Building Insurance: £900 per 6 months payable March and September (£1,800.00 p.a. 2025 - 2026)

Current EPC Rating: D (56) **Council Tax:** Band C £2,048.42 p.a. (Arun District Council / Aldwick 2025-2026) **Private Estate Fee:** £270.00 p.a. (2025 - 2026)



Ground Floor

Main area: approx. 103.6 sq. metres (1115.6 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.7 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



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