



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

Price £399,950
Leasehold

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BO399-01/26

Features

- **Superbly Appointed First Floor Apartment**
- **Purpose Built Development**
- **2 Bedrooms, Kitchen/Diner, Dual Aspect Living Room**
- **A Few Hundred Metres From The Beach**
- **Garage & Residents Parking**
- **811.5 Sq Ft / 75.4 Sq M**

Situated right in the heart of the prestigious Aldwick Bay Estate and set within well tended communal gardens, this delightful first floor apartment boasts incredibly light, airy and well proportioned accommodation comprising: private entrance, landing/hallway, Southerly kitchen/dining room, generous living room, two bedrooms and modern shower room.

The property also offers double glazing, a gas heating system via radiators, balance of a 999 year lease and garage en-bloc.

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 private double glazed front door leads into the entrance where there is a recessed electric meter cupboard housing the modern consumer unit, with a further high level cupboard over housing the gas meter. A carpeted staircase rises to the first floor landing/hallway with a feature balustrade creating a gallery style feel. The hallway has dado surround, a useful built-in cloaks storage cupboard housing the heating/hot water programmer and a loft hatch to the roof space which houses the gas boiler. Modern replacement doors lead to the living room, two bedrooms and shower room, while a doorway opening leads through into the kitchen/dining room.

The open plan kitchen/dining room has two Southerly windows to the rear, a comprehensive range of modern units and Quartz work surfaces, single drainer sink unit with mixer tap, integrated 4 ring Stoves electric hob with concealed hood over, eye level 1 1/2 oven/grill, along with integrated under counter fridge and freezer and plumbing for a washing machine.

The living room is a delightful dual aspect room with windows to the side and rear.



Bedroom 1 has a window to the front and fitted wardrobes to one wall. Bedroom 2 has a double glazed window to the rear and fitted shelved storage cupboard.

The Shower room has an obscure window to the front, a walk-in shower enclosure with fitted shower, enclosed cistern w.c, circular wash basin inset into surround with a range of fitted storage units under, along with a ladder style heated towel rail.

Externally, the development enjoys beautifully tended communal gardens, on-site non allocated residents parking, while the property itself also benefits from a garage en-bloc with up and over door.

Current EPC Rating: C (71) **Council Tax:** Band D £2,304.48 p.a (Arun District Council 2025-26)

Tenure: Leasehold - with the balance of a 999 year Lease from 1974 **Ground Rent:** £10.00 p.a

Service Charge: £325.00 p.a. currently paid for 6 months (2026 - 2027) **Private Estate Contribution:** £280.00 p.a (2026)



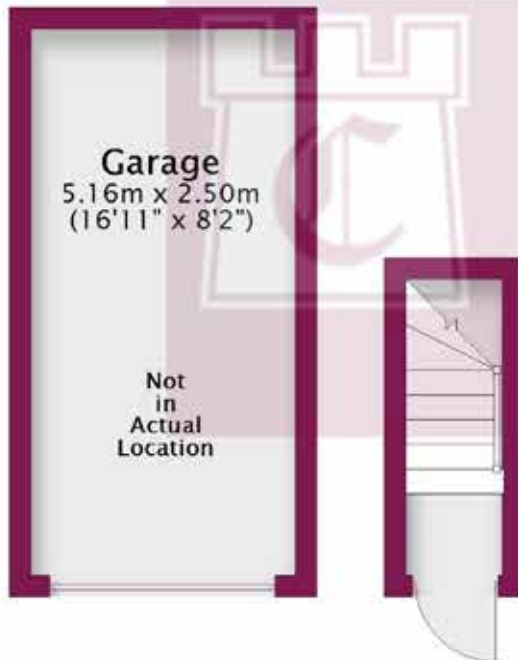
First Floor

Approx. 72.8 sq. metres (784.1 sq. feet)

Ground Floor

Main area: approx. 2.5 sq. metres (27.4 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.9 sq. feet)



Main area: Approx. 75.4 sq. metres (811.5 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.9 sq. feet)

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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