



## 4 Rose Court

Aigburth Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3DB

**Price £125,000**  
**Leasehold**



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## Features

- **First Floor Retirement Apartment**
- **2 Bedrooms**
- **Bright & Airy Living Space**
- **Modern Kitchen & Shower Room**
- **24 Hour Careline Facility & House Manager**
- **Communal Gardens & Parking**
- **Close To Amenities & Bus Routes**
- **No Onward Chain**
- **551.4 Sq Ft / 51.2 Sq M**

Offered For Sale with no onward chain, this delightful, well presented, first floor apartment is situated within a sought after, purpose built retirement development , within a few hundred metres of Rose Green village centre, providing an ease of access to a good range of amenities and bus services.

The accommodation in brief comprises: hallway, front aspect sitting room, modern refitted kitchen, two bedrooms and modern shower room. The property also offers double glazing and electric heating.

A communal front door with security entry system leads into a communal entrance with staircase with fitted chair lift rising to the first floor, where the front door to the apartment opens into an 'L' shaped hallway with electric heater and built-in airing cupboard housing the lagged hot water cylinder with slatted shelving. Doors lead from the hallway to the living room, two bedrooms and a shower room.

The living room is of a good size with a window to the front, electric heater and archway leading through to the adjoining kitchen, which boasts modern units and work surfaces, integrated 4 ring electric hob with concealed hood over, eye level oven, integrated fridge/freezer and washing machine.

Bedroom 1 is a good size double room with a window to the rear, electric heater and built-in wardrobes to one wall. Bedroom 2 has a window to the rear and electric heater.

The modern integral shower room has a walk-in shower enclosure with glazed shower screen and fitted electric shower, close coupled wc, wash basin with storage cupboard under, wall mounted storage units, heated towel rail, illuminated mirror and extractor.

Externally, the development provides well maintained communal gardens and parking on a first come first served basis. A private gated access leads directly out to the Rose Green village amenities.



ST125-02/26



**Current EPC Rating:** C (71)

**Council Tax:** Band B £1792.38 p.a  
(Arun District Council / Aldwick 2025-26)

**Tenure:** Leasehold - with the balance of a 99 year Lease  
from 03.03.1988 (60 years remaining)

**Ground Rent:** £111.67 pa (2025)

**Service Charge:** £242.93 pcm (2025)



To arrange a viewing contact 01243 267026

## First Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



Total area: approx. 51.2 sq. metres (551.4 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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