





Flat 4 Mariners, 56 Aldwick Avenue

A beautifully presented two bedroom first floor apartment in Aldwick.



- ▶ Lift
- ▶ Southerly Facing Balcony
- ▶ Two Double Bedrooms
- ▶ Double Glazing
- ▶ Communal Garden
- ▶ Southerly Aspect Sitting Room
- ▶ Fitted Kitchen
- ▶ Refitted Shower Room
- ▶ Gas Fired Central Heating
- ▶ Private Allocated Parking

A beautifully presented two bedroom first floor apartment forming part of a prestigious part conversion and part new build development in Aldwick. Standing in attractively landscaped communal gardens, this apartment enjoys a southerly aspect overlooking the attractively landscaped gardens.

Immaculately presented throughout, the accommodation includes a bright southerly aspect sitting room with casement door leading out to a balcony, superbly appointed kitchen with under floor heating, integrated appliances including electric oven, gas hob, extractor hood, washing machine, fridge and freezer. There are two double bedrooms, and refitted shower room with under floor heating.

Outside, the property is approached via gated pedestrian and vehicular entrance via an electric gate. Allocated and visitor parking is situated to the side of the property.

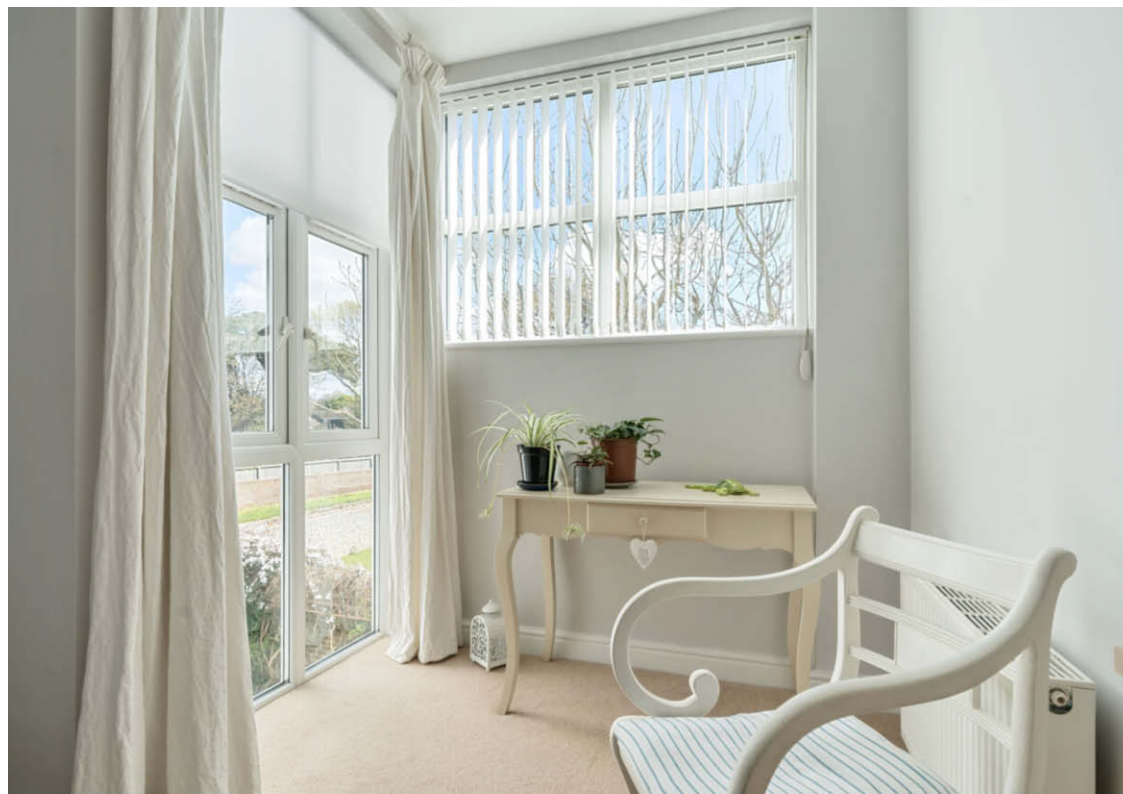
Tenure: Leasehold. We understand there is the balance of 125 year lease from 2009.

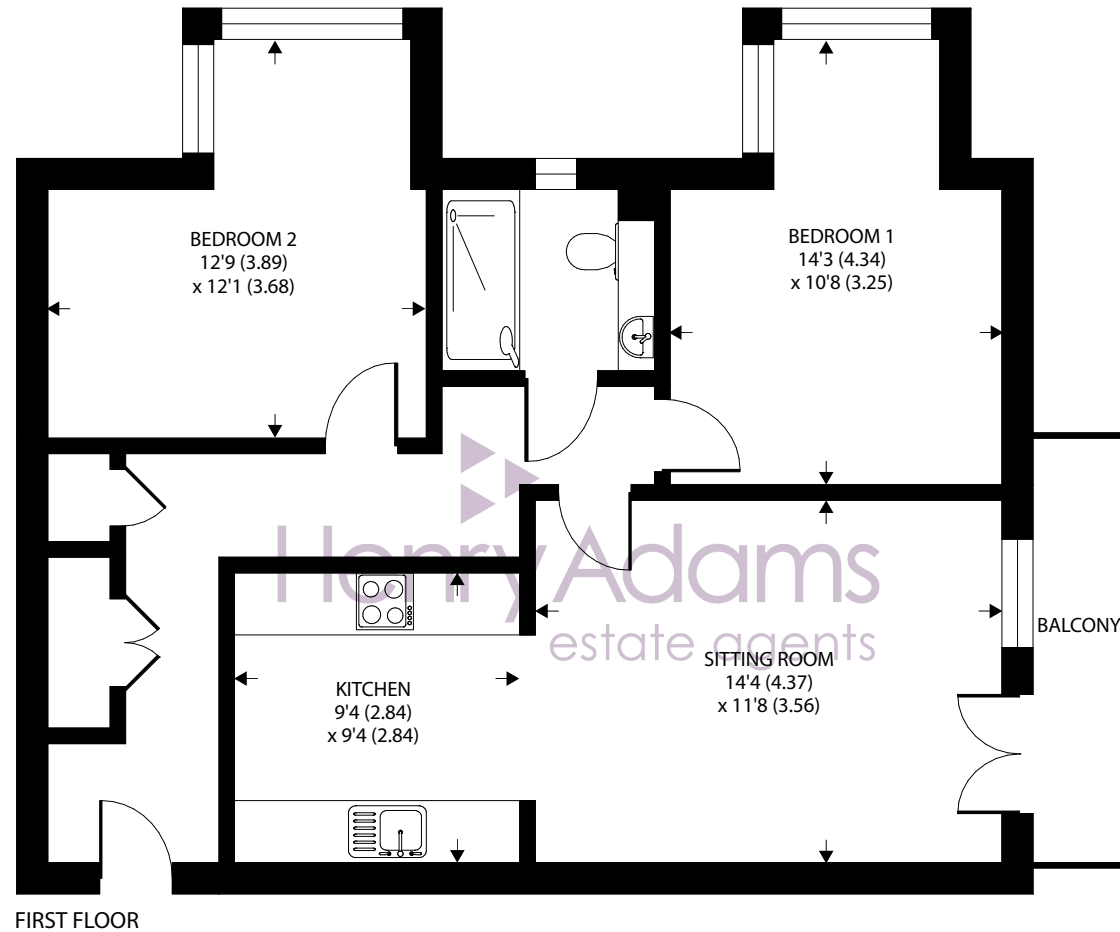
Maintenance Charge: We understand the maintenance charge payable to be £1,017.55 per six months.

Ground Rent: We understand the ground rent payable is £250 p.a. for the first 25 years.









Approximate Area = 719 sq ft / 66.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Private Road Charge: We understand the private road charge is £110 p.a. for 2024.

Council Tax Band: C

Location

Mariners is located on an exclusive Private Marine Estate in Aldwick Avenue about one hundred metres from the beach where residents have a private access via an attractive lych gate. Aldwick lies approximately two miles to the west of Bognor Regis town centre where there are a variety of bistro's and cafes, as well as a mainline railway station to London/Victoria. The Cathedral City of Chichester is about six miles with its comprehensive shopping precinct and famous Festival Theatre.

What3Words ///rubble.caked.panels

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