



95a Aldwick Road, Bognor Regis

Guide Price £220,000



## 95a Aldwick Road

A rare opportunity to purchase a spacious maisonette with garage and close to Aldwick beach. Offered with no onward chain.

- First and Second Floor Maisonette
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Utility Room with door to Cloakroom with WC
- Generous Bathroom with WC
- Gas Fired Central Heating and Double Glazing
- Extended Lease
- Garage in Compound
- Close to Aldwick Shops and Beach

This maisonette is a great opportunity for the next owner to put their own stamp on it because some updating is required. This spacious flat has its own entrance door plus a larger than average single garage with electrics. A viewing is thoroughly recommended to appreciate its convenient location and overall size. An added benefit is the great loft space, perfect for storage.

The accommodation briefly comprises, personal door and stairs to first floor landing, sitting/dining room with easterly sea glimpses down Aldwick Road, kitchen/breakfast room, utility room with door to lobby and giving access to a storage cupboard and cloakroom with WC, door to external stairs that give access to the garage compound. The second floor comprises three double bedrooms and generous bathroom with access to the loft area.









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Approximate Area = 1368 sq ft / 127.1 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1548 sq ft / 143.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1194115



Tenure: Leasehold: We understand there is 189 year lease from 08/11/78

Maintenance Charge: We understand that the maintenance charge is payable as and when work is required.

Ground Rent: Peppercorn

Annual Insurance Premium: We understand the annual insurance premium is approximately £390.

The town centre of Bognor Regis is about half a mile to the east, close to the Aldwick Road parade of shops which includes a Tesco express. The property is within walking distance to the beach, promenade and pier of the traditional seaside town of Bognor Regis, with its mainline railway station to London Victoria, precinct shopping facilities and range of cafes, bars and restaurants.

What3Words ///basic.photos.blunt

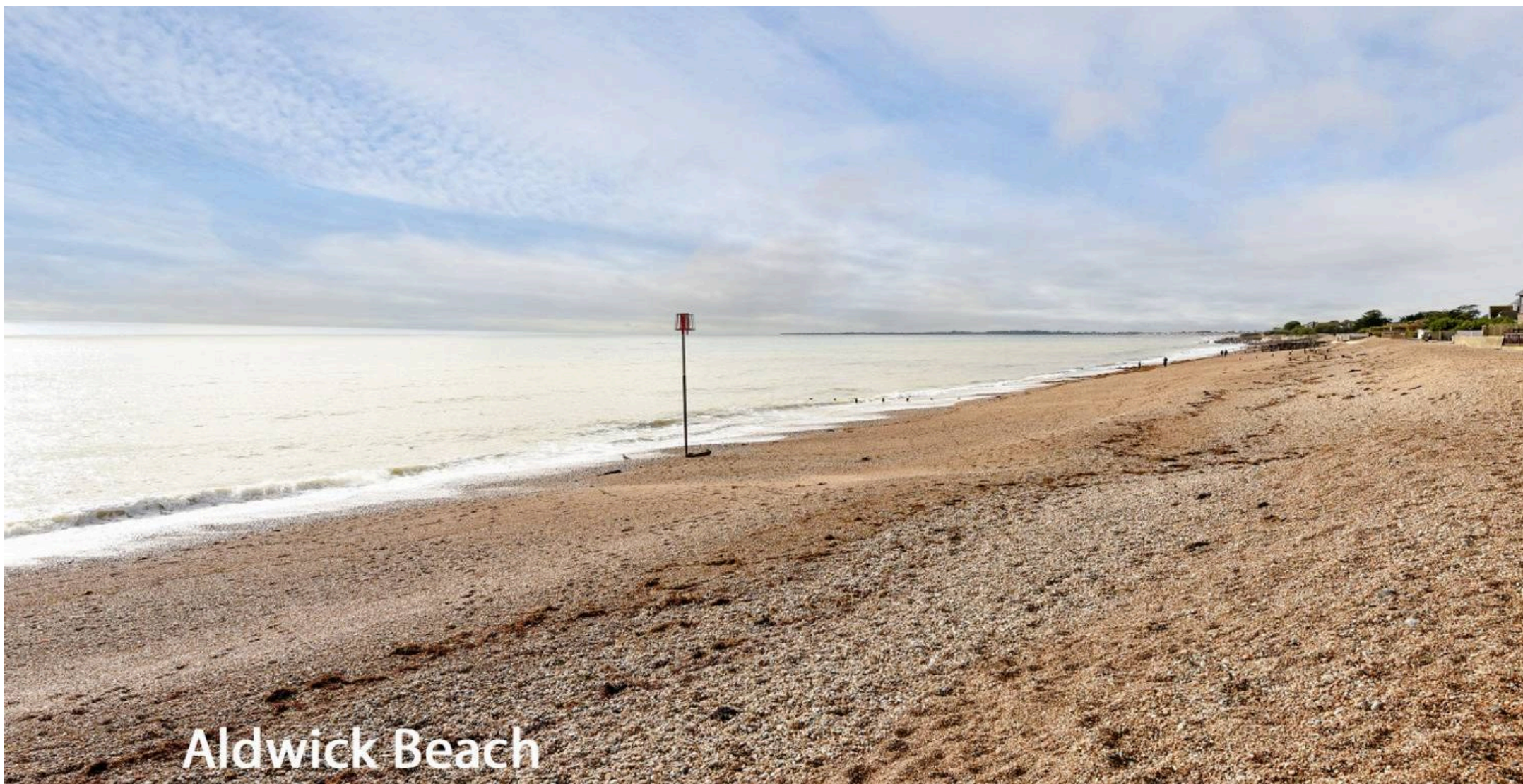
Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C







Aldwick Beach

## Henry Adams - Bognor and Aldwick

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