



10 Royal Bay Court 86a Barrack Lane, Bognor Regis

Guide Price £125,000

 **Henry Adams**  
estate agents



# 10 Royal Bay Court, 86a Barrack Lane

A delightful single storey retirement apartment.

- Retirement Apartment
- Set within Landscaped Grounds
- One Bedroom
- Shower Room
- Gas Central Heating
- Communal Gardens
- Communal Parking
- Highly Desirable Development

Situated within a highly desirable development, this retirement apartment offers a comfortable and convenient lifestyle for those seeking peaceful retirement living. This thoughtfully designed one bedroom property boasts a welcoming ambience with its well-proportioned rooms and contemporary fixtures. The retirement apartment features a spacious living area, a fully fitted kitchen, and bathroom, offering practicality and comfort in equal measure.

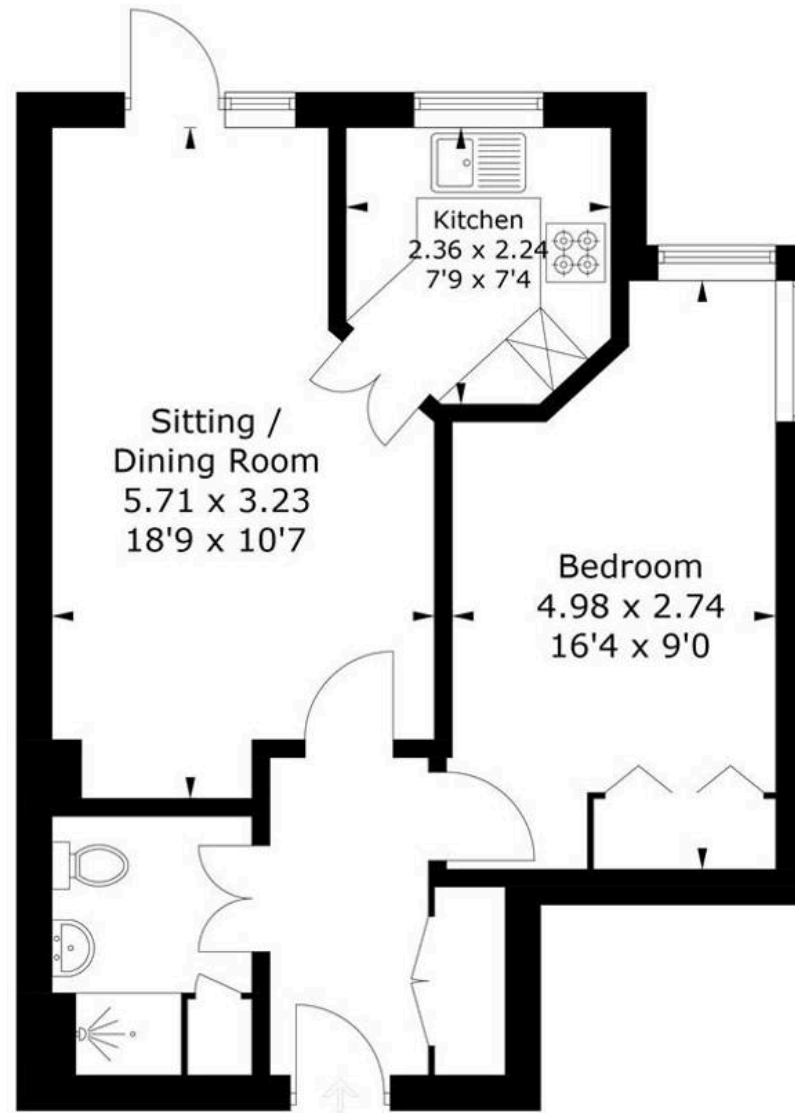
Residents of this retirement property can benefit from access to communal gardens, providing a tranquil space to relax and enjoy the outdoors. The development also offers communal parking, ensuring convenience for both residents and visitors. The property's location within this sought-after community ensures a secure and friendly environment, ideal for those looking to downsize without compromising on quality of living.

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# Barrack Lane, PO21

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft



## Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1073023)



With its prime location and range of amenities, this retirement property presents a unique opportunity for those looking to embrace retirement living in a welcoming and peaceful setting.

The property occupies a most pleasant situation close to the Aldwick Bay Estate and the sea. Just a stone's throw away is a local parade of shops with further shopping facilities close by in Rose Green. The Cathedral City of Chichester is a short drive away with numerous facilities including shops, restaurants, Chichester Festival Theatre and mainline railway station with services to London Victoria. To the north of Chichester is open countryside around The Downs and sporting and other events at Goodwood.

Tenure: We understand there is 125 year lease from 2002

Maintenance Charge: We understand the maintenance charge is approximately £3,135.21 p.a.

Ground Rent: We understand the ground rent is currently £350 p.a

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C







## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.