



Flat 3, Marine Court, 4 Marine Drive West

Guide Price £235,000

Flat 3 Marine Court

Seafront two bedroom apartment with balcony.

- First Floor Apartment
- South Facing Large Balcony
- Reception Room with Floor to Ceiling Sea View Windows
- Good Condition Throughout
- Two Bedrooms
- Investment Potential as Holiday Let
- Allocated Parking Space
- No Forward Chain

This great apartment has a south facing reception room which opens onto an enviable deck/balcony right on the seafront. From the deck are great views along the coastline to Selsey Bill. Floor to ceiling windows mean the reception room is flooded with light.

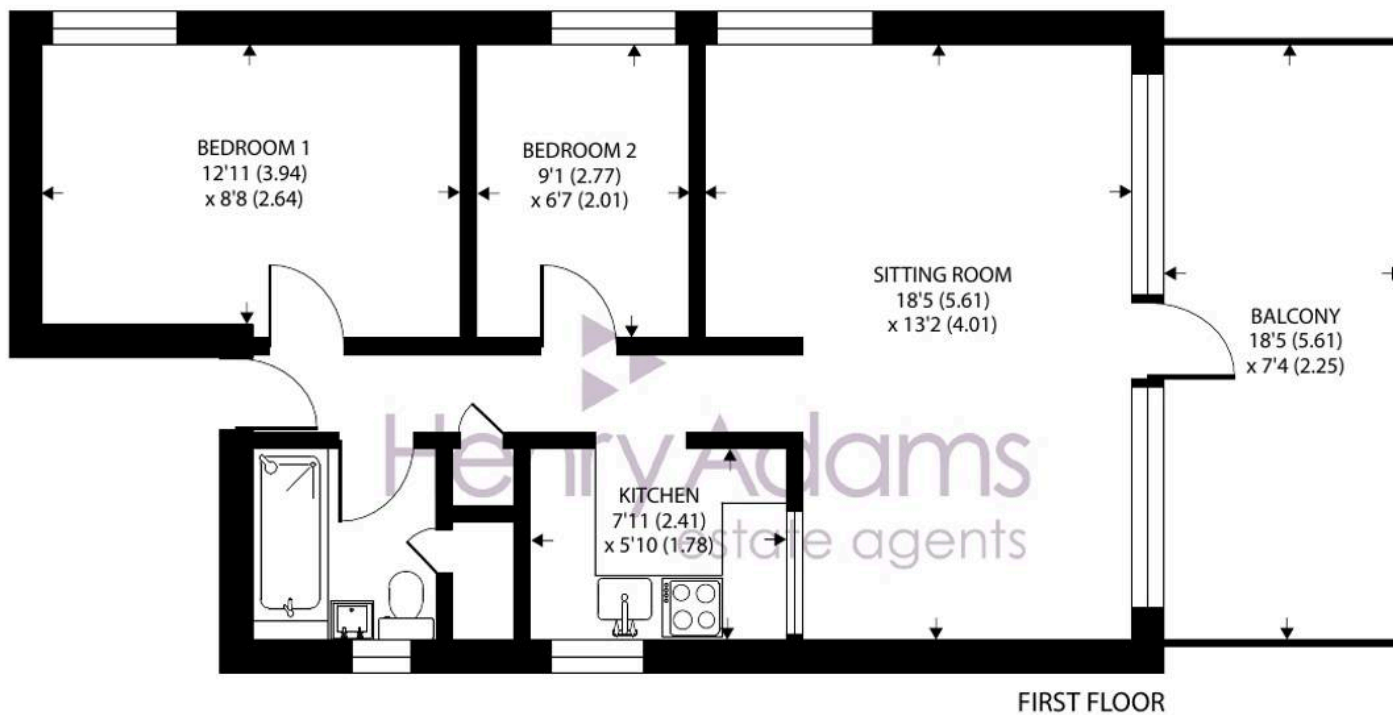
The flat is situated in a purpose built three storey building located between the Bognor Yacht Club and the popular Waverley pub. To the rear of the building is an allocated off-road parking space.

Tenure: We understand there is 999 year lease from 2001.

Maintenance Charge: We understand the maintenance is currently £40 per month. Buildings insurance is circa £200 p.a.







Marine Drive West, Bognor Regis

Approximate Area = 548 sq ft / 51 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1275710

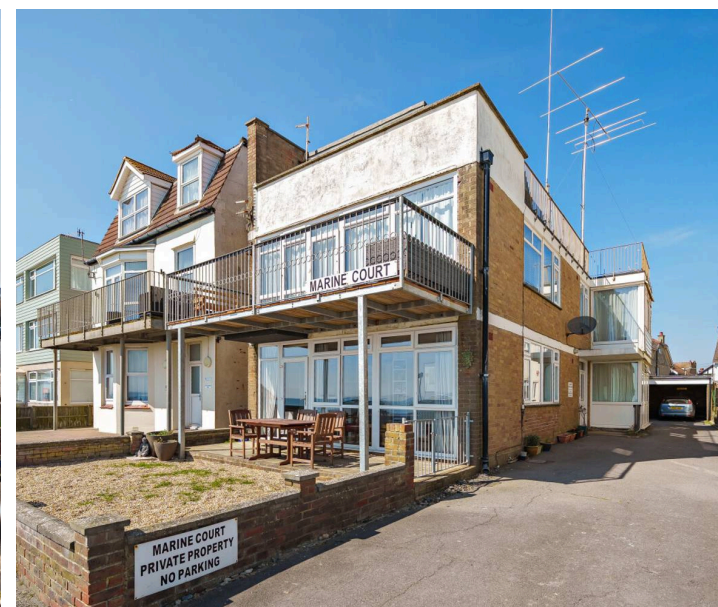
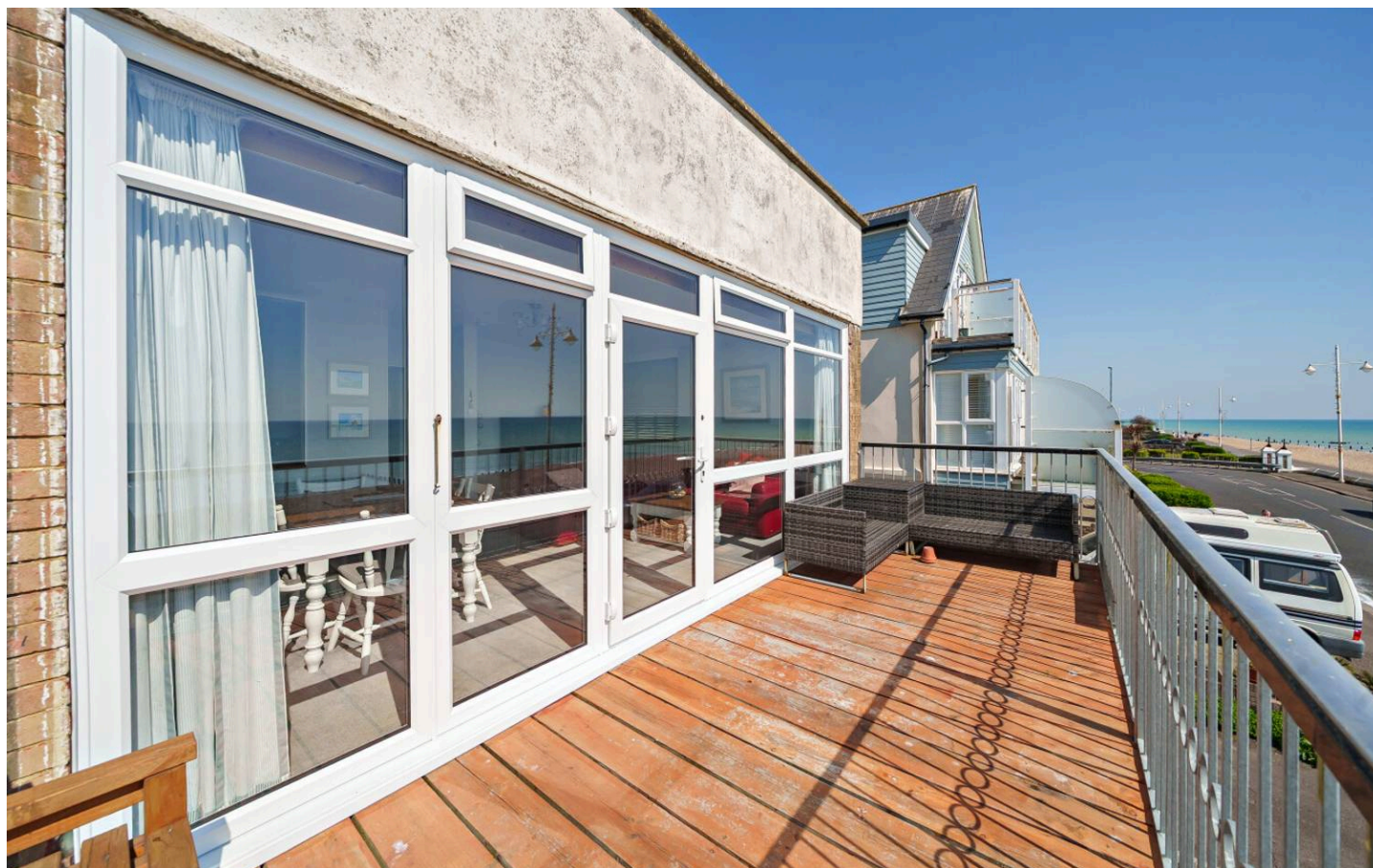
All the facilities of both Bognor Regis and Aldwick are close by. The historic Cathedral City of Chichester with its wide selection of shopping facilities and the Festival Theatre can be found within seven miles. Goodwood with its car race track, racecourse and Goodwood House and of course The Festival of Speed are a similar distance away.

What3Words ///trader.older.warm

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.