



33, Rose Court, Aigburth Avenue

Guide Price £100,000



# Flat 33 Rose Court

1 bedroom over 60's apartment with well maintained communal gardens.

- Ground Floor Apartment
- No Onward Chain
- Extended Lease
- Desirable Location
- French Doors to Patio
- Modernised Wet Room
- Retirement Complex
- Ample Parking
- On Site Resident House Manager

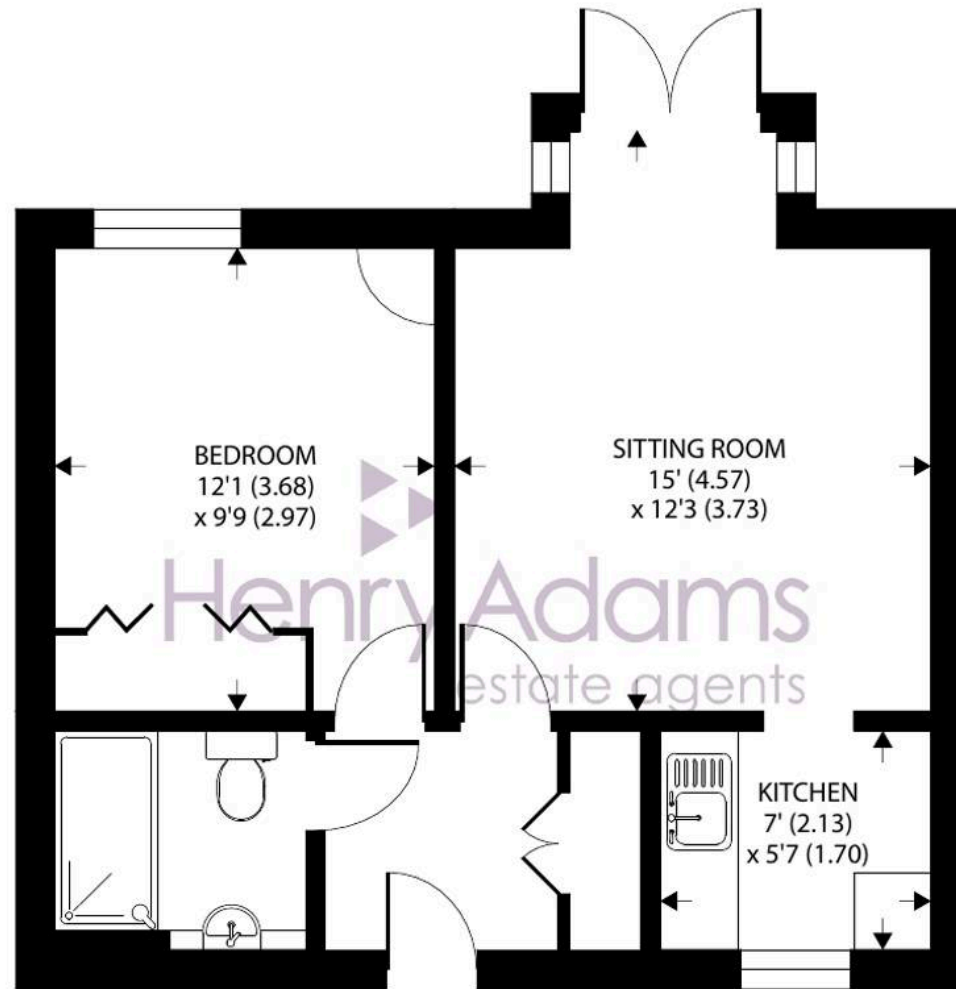
Offered to the market is this one bedroom, spacious over 60's apartment situated in Rose Court where its residents retain their independence with as much support from the resident care manager as required.

Accommodation comprises private personal door to entrance hall with useful double storage cupboards, sitting/dining room with double glazed French doors to a patio overlooking the village, fitted kitchen, double bedroom and refitted modernised shower room with WC.

Well maintained gardens and communal areas leave you free to enjoy local facilities and activities.

Outside, parking is on a 'first come, first serve' basis in a courtyard accessed via an archway entry from Aigburth Avenue.





GROUND FLOOR

## Aigburth Avenue, Bognor Regis

Approximate Area = 426 sq ft / 39.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1304608



The village of Rose Green is located to the west of Bognor Regis and within the parish of Aldwick. It offers a range of local facilities including: an infant and junior's school, doctor's surgery, pharmacy, post office, library, convenience food store, grocery shop and butchers/fishmongers. A regular bus service links the village to the nearby Bognor Regis town centre which offers a more comprehensive range of shops and facilities and a train link from Bognor Regis will terminate at London Victoria. The Cathedral city of Chichester can be found within 7 miles.

What3Words ///mining.awkward.barstool

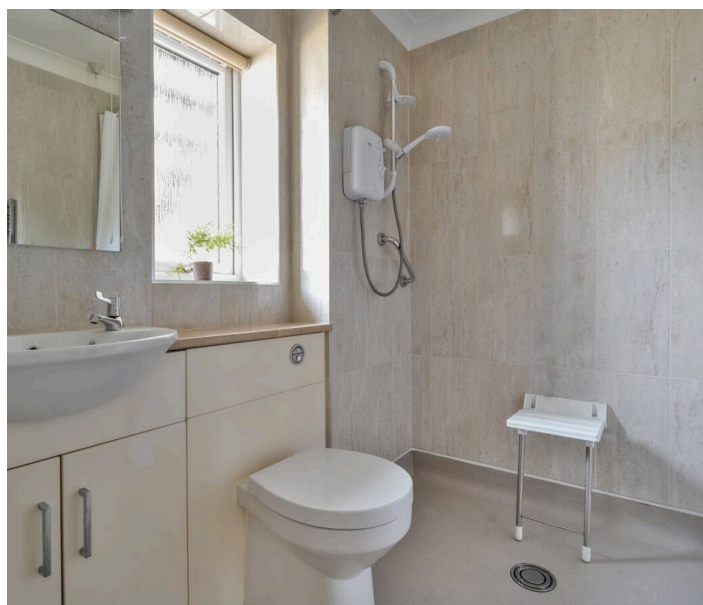
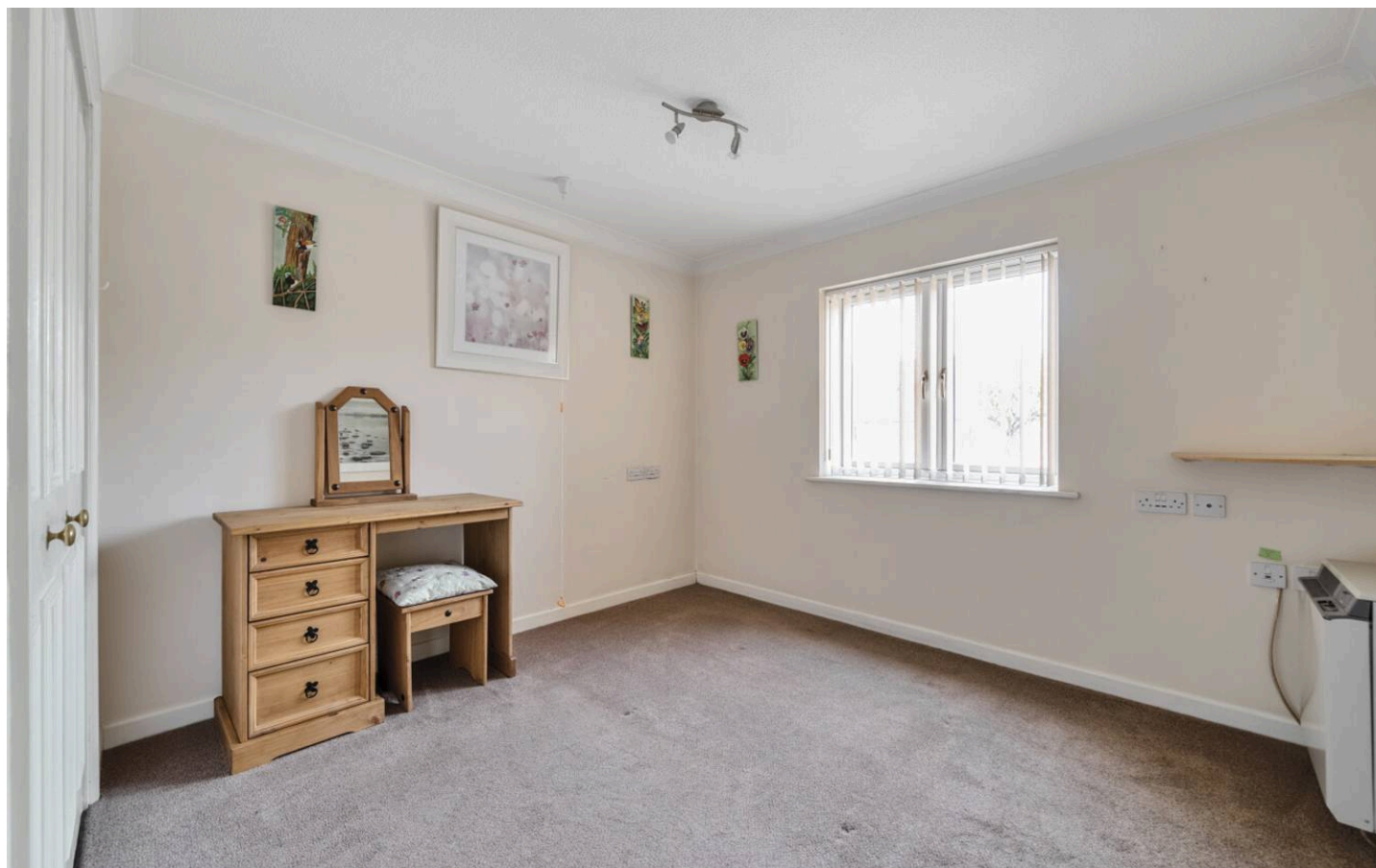
Tenure: We understand there is the balance of 189 year lease from 24/06/1987.

Maintenance Charge: We understand the maintenance charge is approximately £2,271.72 p.a.

Council Tax Band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D







## 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.