



## Flat 1 Aldwick Grange, Grange Court, Aldwick, Bognor Regis

Guide Price £475,000



## Flat 1 Aldwick Grange, Grange Court

- Imposing Communal Entrance Hall
- Impressive Sitting Room
- Reception/Bedroom Three
- Kitchen/Breakfast Room
- Two Further Bedrooms (One En-Suite)
- Family Bathroom
- Communal Basement Area
- Communal Gardens plus Two Garages
- Share of Freehold
- No Forward Chain

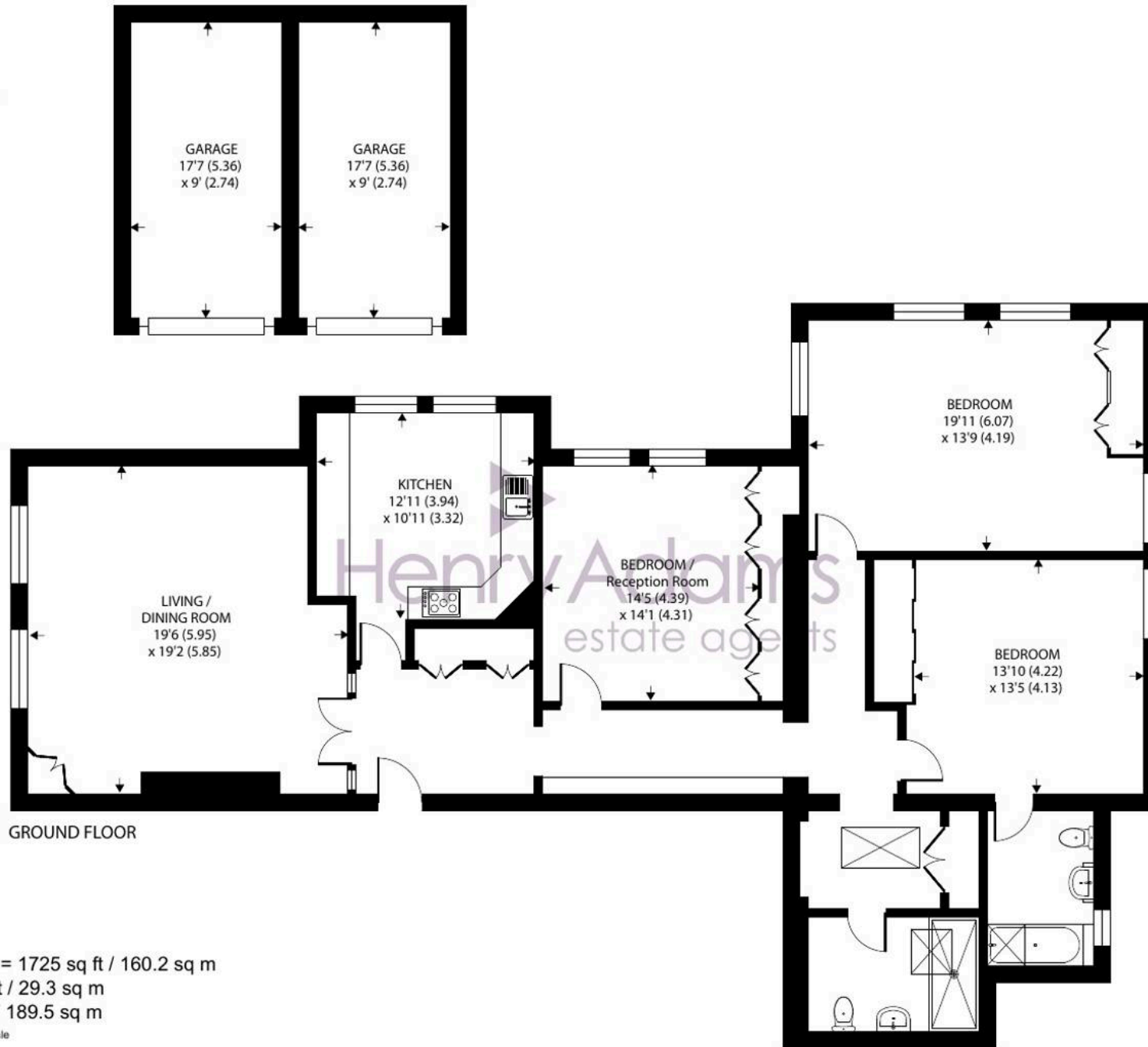
A magnificent two/three bedroom upper ground floor apartment forming part of a converted country house believed to date from the post Edwardian period. This elegant property occupies the southern portion of the building, which is set in attractively landscaped communal grounds in a much sought-after location about four hundred metres from the beach in Aldwick. The property retains numerous features of the period including a superb marble fireplace in the sitting room, 11'0 high ceilings and sash windows throughout.

The property offers versatile, well planned accommodation with one/two reception rooms and well appointed kitchen including integral appliances, two further double bedrooms (principal with full en-suite bathroom) and family shower room with double width shower cubicle. Beneath the imposing communal entrance hall lies a cavernous secure basement, currently used by residence for storage.









Approximate Area = 1725 sq ft / 160.2 sq m  
Garage = 316 sq ft / 29.3 sq m  
Total = 2041 sq ft / 189.5 sq m

For identification only - Not to scale

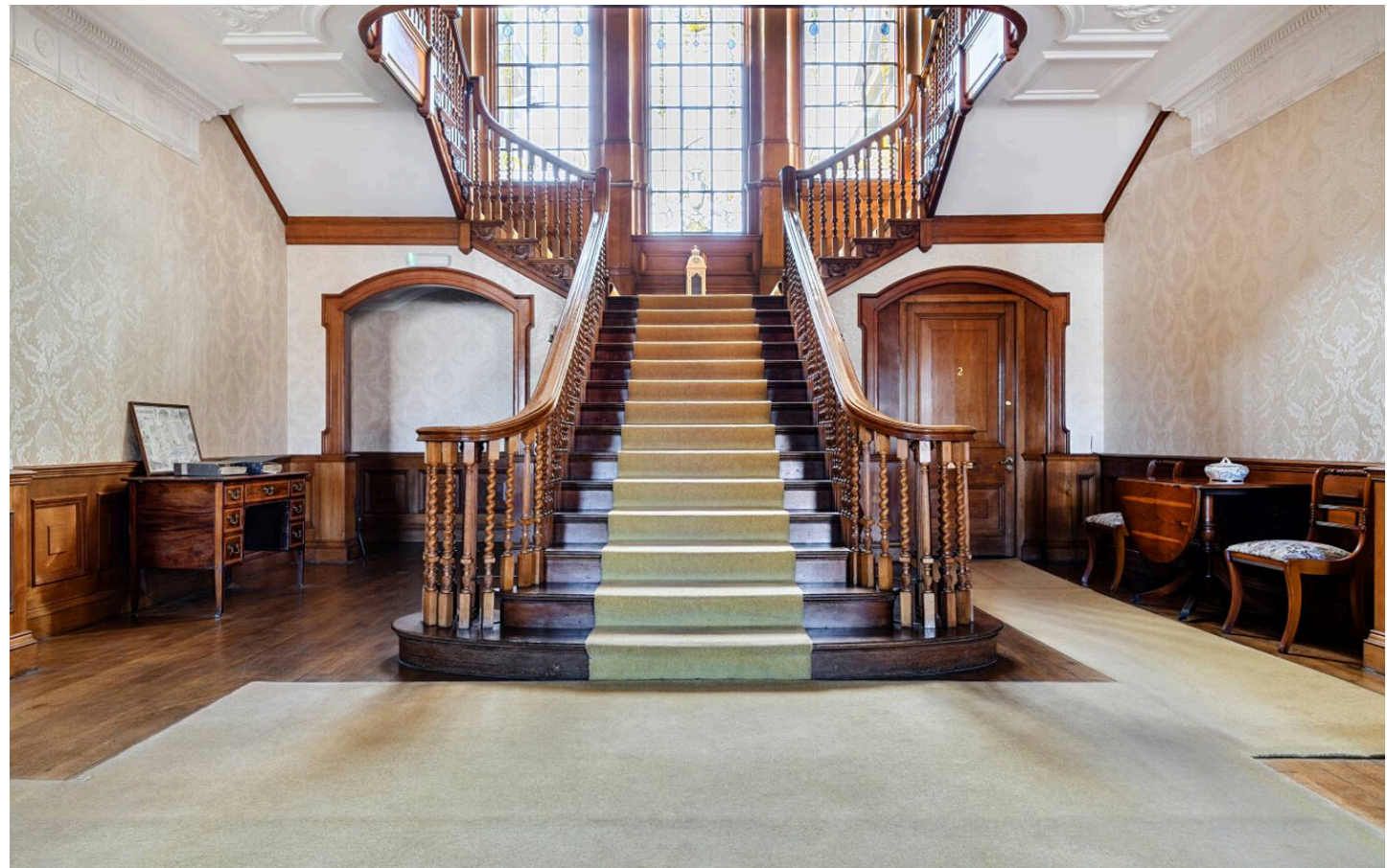


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Henry Adams. REF: 1440260

Beneath the imposing communal entrance hall lies a cavernous secure basement, currently used by residents for storage.

Outside, the communal grounds are both secluded and attractively landscaped; the driveway extends to the rear of the building where No 1 has two garages, each with an electrically operated up and over door.

Grange Court is situated in the highly regarded parish of Aldwick. Coastguards Parade, which comprises an array of local shops including a family butcher and newsagents is situated approximately three quarters of a mile and Bognor Regis mainline railway station to London/ Victoria is approximately two miles. The Cathedral City of Chichester, offering a pedestrianised shopping precinct, comprehensive range of bistros, and restaurants, as well as Chichester Festival Theatre, is approximately six miles and Goodwood, famous for horse racing and the world renowned Festival of Speed and revival motor sport events is approximately eight miles.



What3Words ///soap.bumpy.hiding

Tenure: We understand there is 149 year lease from 29/09/1971.

Maintenance Charge: We understand the maintenance charge is currently £312 per month.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





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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.