



9 Tithe Barn Court,
Aldwick Bay Estate | Aldwick | West Sussex | PO21 4EZ

Guide Price £350,000
Leasehold

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HI375-03/25

Features

- Purpose Built Development
- Two Bedroom Ground Floor Apartment
- Idyllic Private Estate Setting
- Close To Beach
- No Onward Chain
- 888 Sq Ft / 82.5 Sq M (Incl. Garage)

Current EPC Rating: C (69) **Tenure:** Leasehold - 999 years from 1974

Service Charge Including Building Insurance and Private Estate Charge:
£1023.68 p.a. (2026 - 2027)

Council Tax: Band D £2,418.38 p.a. (Arun District Council / Aldwick 2026-2027)

Situated right in the heart of the prestigious Aldwick Bay private estate, a few metres level walk to the beach, this ground floor apartment forms part of a highly sought after purpose built development, set within delightful well tended communal gardens and is offered for sale with No Onward Chain.

The light and airy accommodation in brief comprises entrance hall, fitted kitchen, triple aspect living/dining room, two bedrooms and modern re-fitted shower room.

The property also offers its own private entrance, double glazing, a gas heating system via radiators, delightful patio/sun terrace, garage and long lease.

The Aldwick Bay private estate was created in the late 1920s to provide a safe and tranquil residential setting with access to the privately owned beach. Originally designed to provide city dwellers the perfect coastal escape, the estate has become one of the most desirable areas to reside along this coastal stretch.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along, with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.

A double glazed front door leads into the entrance hall with two recessed cupboards housing the gas meter, electric meter and modern electric consumer unit, along with fitted carpet, radiator and built-in linen cupboard with slatted shelving. Doors lead from the hallway to the living/dining room, two bedrooms and shower room, while an opening provides access into the kitchen.



The kitchen has a double glazed window to the rear of the development, enjoying a pleasant outlook into the well tended communal gardens, a serving hatch through to the living/dining room, along with a range of fitted units and work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, tiled splash-back surround, integrated 4 ring electric hob with hood over, integrated eye level double oven/grill, integrated washing machine, slimline dishwasher, free-standing fridge/freezer, tiled flooring and wall mounted gas combination boiler.

The main living/dining room is a bright and airy, triple aspect room, with double glazed windows to the front, rear and side, along with double glazed French doors to the side, providing access onto the sun terrace and communal gardens. The room itself also boasts two radiators and fitted carpet, with the serving hatch to the kitchen in the dining area.

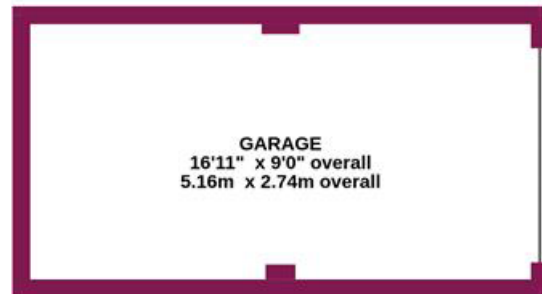
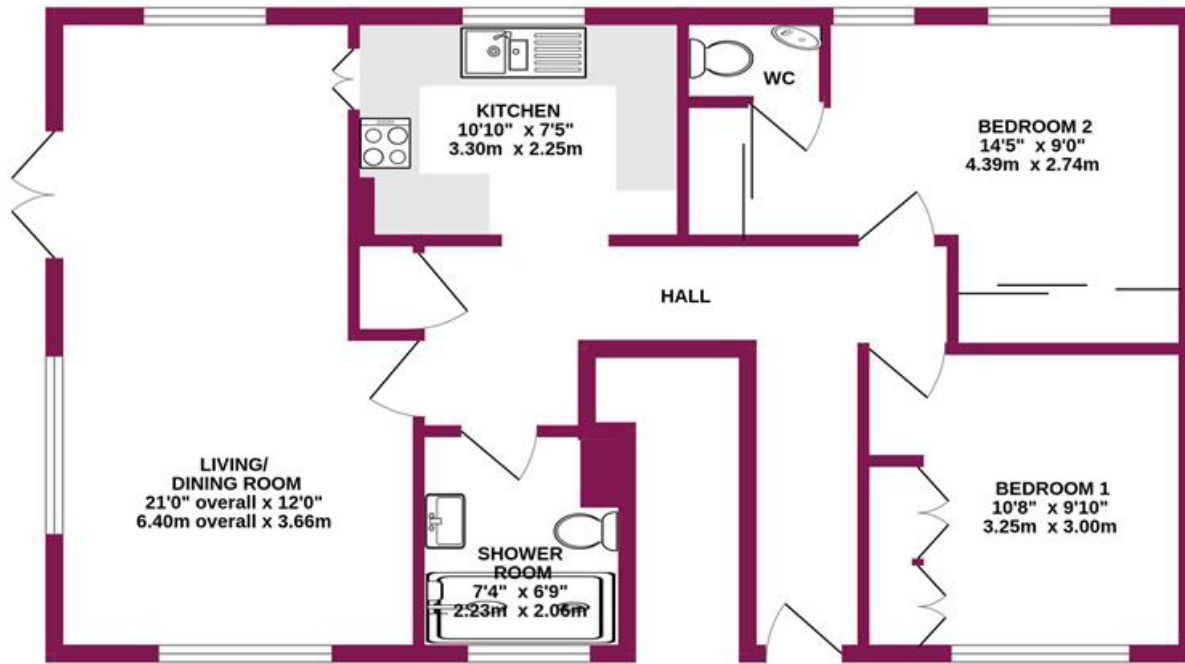
Bedroom 1 has a double glazed window to the front of the development, radiator, fitted carpet and two fitted double wardrobes. Bedroom 2, which has been formerly utilised as a snug/sitting room/office, boasts two double glazed windows to the rear, radiator, fitted carpet and two sets of useful built-in sliding wardrobes/storage cupboards, along with a door to a second wc, with sensor light, corner wash basin with storage under and fitted extractor.

In addition, there is a generous modern shower room with oversize shower tray with glazed screen, fitted shower, close coupled wc, wash basin with double storage cupboard under, two ladder style heated towel rails, tiled walls and an obscure double glazed window to the front.

Externally, the development provides resident's parking, incredibly well tended communal gardens with the apartment itself benefiting from a garage with an electrically operated vertical sectional door at front, power, light and fitted work surface and wall mounted storage cupboards.



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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