



5a Coastguards Parade, 109 Barrack Lane
Aldwick | Bognor Regis | West Sussex | PO21 4DX

Price £250,000
Leasehold

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HO250 - 08/26

Features

- **Split Level 3 Bedroom Maisonette**
- **Close To Beach & Amenities**
- **Private Entrance, Modern Kitchen & Shower Room**
- **Double Glazing & Gas Heating (Radiators)**
- **NO ONWARD CHAIN**
- **925.6 Sq Ft / 86 Sq M**

Offered for sale with no onward chain, this incredibly deceptive split level maisonette is located within the Coastguards Parade, a few hundred metres level walk to the beach.

The incredibly deceptive accommodation comprises: private entrance leading to a staircase to the first floor hallway, rear aspect fitted kitchen, generous living room, two first floor bedrooms/receptions, staircase to the second floor, second floor principal double bedroom and second floor shower room with separate wc.

The property also offers double glazing, a gas heating system via radiators and modern combination boiler, along with two external balconies/terraces.

A covered storm porch protects the part glazed front door which leads into the entrance, where there is a carpeted staircase with handrails, which leads up to the first floor hallway, which has picture rail surround, doors to the kitchen, living room, two bedrooms/receptions and a further carpeted staircase to the second floor.

The kitchen is positioned at the rear of the property and provides fitted units and work-surfaces, an integrated electric hob with hood over, single drainer sink unit with mixer tap, space and plumbing for a washing machine and dishwasher, space for a free standing fridge/freezer (appliances can be included in the sale if required), cupboards housing the meters and modern electric consumer unit, along with a double glazed window and double glazed door to the rear.

The living room is positioned at the front of the property with picture rail surround and two double glazed windows to the front.

Adjacent to the living room is a good size 2nd bedroom/dining room with a double glazed window to the rear and picture rail surround.

In addition, the first floor also offers a versatile 3rd bedroom/study/hobbies room, with a double glazed window to the front and picture rail surround.



The second floor landing has a narrow double glazed door to the rear providing access onto a roof terrace, along with doors to the principal bedroom, shower room and separate wc.

The principal bedroom has a built-in storage cupboard, fitted wardrobes and double glazed window/door to the front, providing access onto a front balcony/terrace.

The shower room provides a glazed corner shower enclosure with fitted shower, wash basin with storage under, tiled splash-backs, ladder style heated towel rail and double glazed window to the rear, along with an access hatch to the loft space and useful built-in generous storage cupboard housing the modern gas combination boiler. Adjacent to the shower room is a separate wc with double glazed window to the rear.

N.B. At the rear there is a freehold garage which could be available under separate negotiation.

Service Charge: Self Maintaining

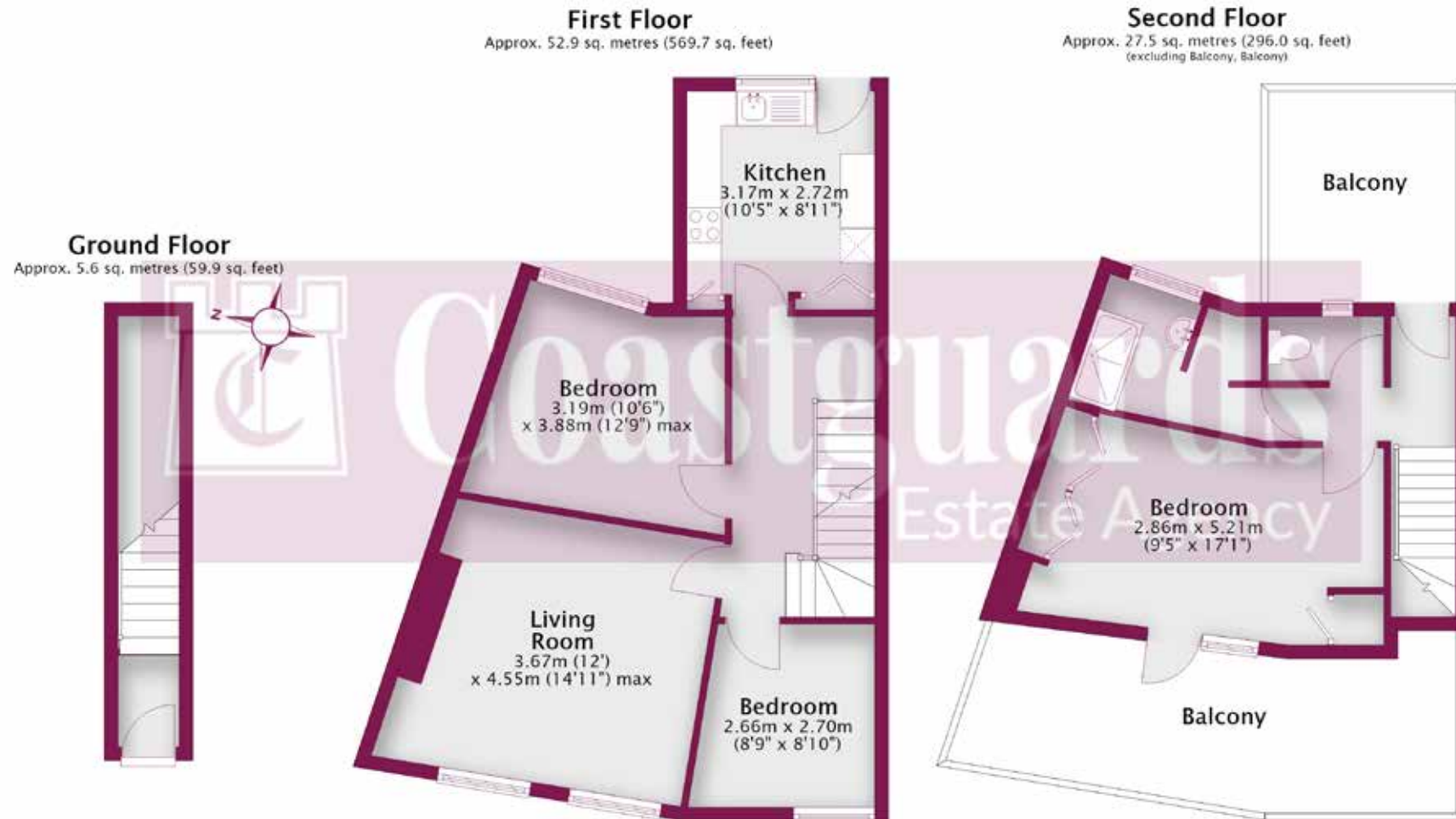
Tenure: Leasehold with a 140 year lease upon completion.

Ground Rent: TBC

Building Insurance Contribution: TBC

Council Tax: Band B £1,880.96 p.a. (Arun District Council / Aldwick 2026 -2027) **Current EPC Rating:** D (64)





Total area: approx. 86.0 sq. metres (925.6 sq. feet)

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