



Flat 5, Bay Court, 24 The Fairway

Aldwick Bay Estate | Bognor Regis | West Sussex | PO21 4HD

Price £325,000

Leasehold with Share of Freehold

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FL400-11/25

Features

- Exceptionally Spacious
- 2 Bedrooms & 2 Bathrooms
- Ground Floor with Direct Level Access
- Prestigious Aldwick Bay private estate
- Just 100 Metres from the Beach
- Garage, Share of Freehold & No Onward Chain
- 1116 Sq Ft / 103.6 Sq M (plus garage)

This exceptionally spacious ground-floor flat offers approximately 1,116 sq ft of accommodation within the prestigious Aldwick Bay private estate, just 100 metres from the beach. With two bedrooms, two bathrooms, generous living space, direct level access, garage and no onward chain, it combines substantial accommodation with an unusually convenient ground-floor position.

The flat has a particularly light and spacious feel, with high ceilings and large windows throughout. The bright dual-aspect living/dining room has French doors opening directly onto a southerly terrace and the well-maintained communal gardens. French doors from both the living/dining room and kitchen provide convenient direct level access from outside, in addition to the main communal entrance.

The accommodation comprises a generous entrance lobby and central hallway with excellent built-in storage, a large living/dining room, fitted kitchen, principal bedroom with en-suite bathroom, second double bedroom and a separate bath/shower room. The second bedroom is particularly versatile and would work equally well as a guest room, study or hobby room.

The living/dining room enjoys windows to the side and rear together with French doors onto the terrace and gardens. The fitted kitchen provides a comprehensive range of units and work surfaces, induction hob, oven/grill, space and plumbing for a full-size dishwasher and space for an under-counter fridge and freezer, together with French doors providing direct outside access.

The principal bedroom enjoys a southerly aspect, fitted wardrobes and an en-suite bathroom. The second bedroom has windows to both the side and rear. A generous separate bath/shower room provides both a bath and an oversized shower enclosure.



Outside, the flat enjoys direct access to a southerly paved terrace with electric awning, together with the well-maintained communal gardens. Residents' and visitors' parking is available at the front of the development and the property also benefits from its own garage with electrically operated door.

Further benefits include double glazing, gas central heating and a combination boiler installed in November 2024.

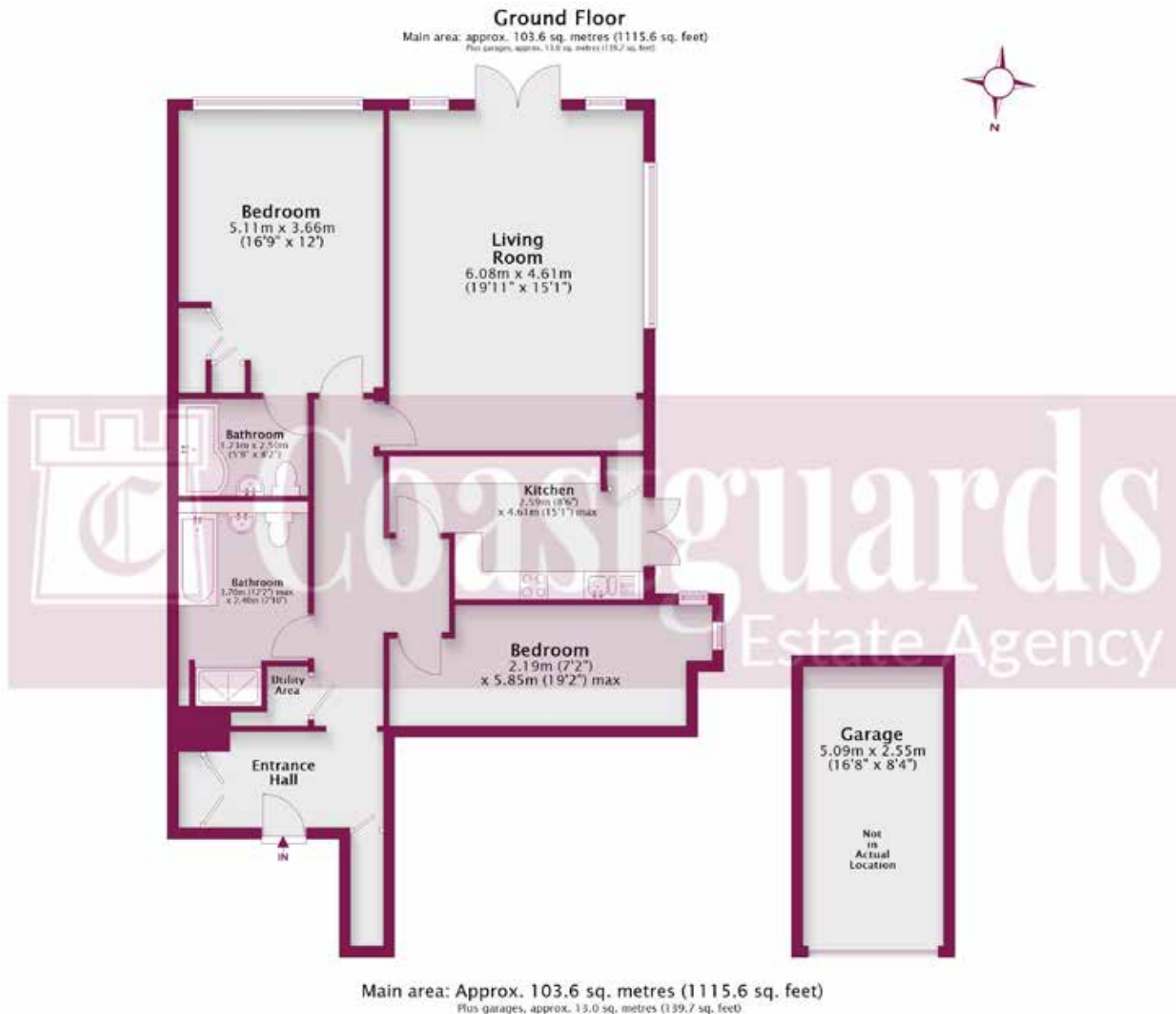
The property is offered vacant with no onward chain.

Tenure: Leasehold 150 years from 24th June 1977 (102 years remaining) with a share of the Freehold.

Service Charge Including Building Insurance: £900 per 6 months payable March and September (£1,800.00 p.a. 2025 - 2026)

Current EPC Rating: D (56) **Council Tax:** Band C £2,149.67 p.a. (Arun District Council / Aldwick 2026-2027) **Private Estate Fee:** £280.00 p.a. (2026 - 2027)





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