



Flat 2, Mariners

Aldwick | Bognor Regis | West Sussex | PO21 3FJ

Price £265,000
Leasehold

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HY265 - 07/26

Features

- Sought After Private Estate Setting Close To Beach
- Purpose Built Development
- Ground Floor 2 Bedroom Apartment
- Security Entry System & Secure Gated Parking
- Double Glazing & Gas Heating (Radiators)
- Delightful Communal Gardens
- NO ONWARD CHAIN
- 689.5 Sq Ft / 64.1 Sq M

Positioned on the ground floor of this purpose built development, situated in an idyllic private estate setting, which provides residents private access to the beach, this two bedroom apartment is offered for sale with no onward chain. The bright and airy accommodation boasts high ceilings and comprises: entrance hall with built-in storage cupboards, living room with access to the communal garden, fitted kitchen with integrated appliances, two good size bedrooms and a modern bathroom.

The apartment itself could benefit from some fresh decor and new floor coverings, but also offers double glazing and a gas heating system via radiators with underfloor heating to the kitchen and bathroom, while the development provides a secure gated parking area with the apartment benefiting from one parking space, wrap around well tended communal gardens benefiting from the southerly aspect and an outside storage cupboard.

The communal front door with security entry system leads into the communal ground floor hallway which provides access into the secure parking area. The front door to the apartment leads into the entrance hall with large double fronted storage cupboard which houses space and plumbing for a washing machine and an adjacent built-in storage cupboard housing the modern wall mounted gas combination boiler. Modern internal doors lead from the hallway to the living room, two bedrooms and bathroom.

The living room has a double glazed window and door to the side of the development leading out to the communal gardens with a small paved terrace. The living room is open plan to the adjoining kitchen which boasts a range of matching base, drawer and wall mounted units with fitted granite work surfaces, incorporating drainer with inset 1 / 2 bowl sink unit, an integrated 4 burner gas hob with concealed hood over, eye level oven, concealed integrated dishwasher and fridge/freezer, along with tiled flooring with under floor heating.

Bedroom 1 has a feature walk-in bay to the rear of the development, with high level obscure window to the rear and feature full depth double glazed window and panelling to the side. Bedroom 2 is also a double room with similar feature bay with high level double glazed window to the rear of the development and full depth double glazed window and panelling to the side. The bathroom has a modern white suite of bath with shower over and fitted shower screen, wall mounted wash basin, enclosed cistern w.c with fitted storage cupboard over, ladder style heated towel rail, fully tiled walls, tiled flooring with under floor heating, extractor and double glazed window to the side.

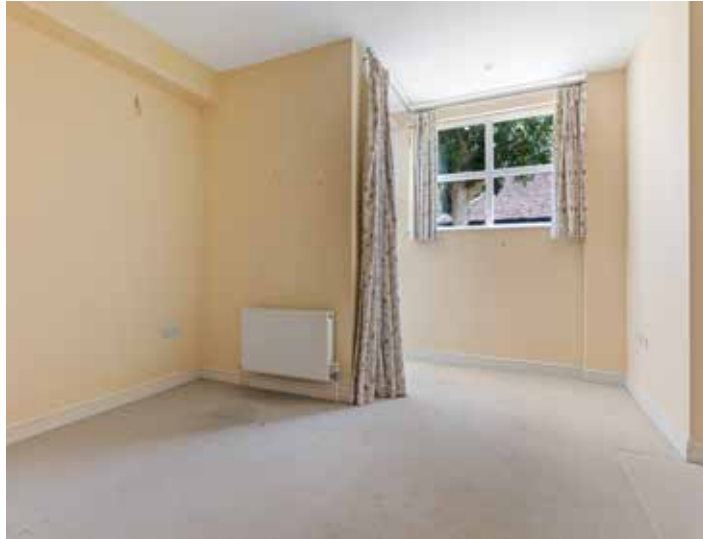


Externally, the residents can enjoy the use of the well tended communal gardens which wrap around the main building to the secure gated parking area where the apartment benefits from an allocated parking space.

N.B: We have been advised pets are not permitted within the development.

Lease: TBC **Maintenance/Service Charge:** £1012.00 half yearly **Ground Rent:** TBC **Private Estate Contribution:** TBC **Bulding Insurance:** TBC

Current EPC Rating: Band C (77) **Council Tax:** Band C £2,149.67 (Arun District Council / Aldwick 2026-2027)



Ground Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



Total area: approx. 64.1 sq. metres (689.5 sq. feet)

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Plan produced using PlanUp.

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