

Coastguards

2 Tithe Barn Court,

Aldwick Bay Estate | Aldwick | West Sussex | PO21 4EZ

Guide Price £375,000

Leasehold

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FA375 - 10/26

Features

- **Purpose Built Development**
- **Three Bedroom Ground Floor Apartment**
- **Idyllic Private Estate Setting**
- **Close To Beach & Access to Delightful Terrace & Gardens**
- **No Onward Chain**
- **736.2 Sq Ft / 68.4 Sq M (plus Garage)**

Situated right in the heart of the prestigious Aldwick Bay Estate, within a few hundred metres level walk to the beach and set within well tended communal gardens, this delightful purpose built, ground floor apartment boasts incredibly light, airy, well presented and well proportioned accommodation comprising: private entrance, hallway, southerly kitchen,dual aspect generous living/dining room with French doors leading to a secluded terrace and garden, three bedrooms and bathroom with bath and shower enclosure.

The property also offers double glazing, a gas heating system via radiators, balance of a 999 year lease and garage en-bloc.

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 private double glazed front door leads into the welcoming entrance hall, where there is a recessed meter cupboard. The hallway itself has a useful built-in storage cupboard and doors to the kitchen, generous living/dining room, three bedrooms and bath/shower room.

The kitchen has a window to the rear enjoying a pleasant outlook into the delightful, well tended communal gardens and boasts a comprehensive range of fitted units with an integrated oven, hob and hood, fridge/freezer, along with space and plumbing for a washing machine and full size dishwasher and modern wall mounted gas boiler.

The living/dining room is a well proportioned, bright and airy dual aspect room, with feature decorative fireplace and windows to the rear and side, along with French doors to the side (all with bespoke fitted plantation shutters), which provide access to a secluded terrace and garden area.





Bedroom 1 has a window to the front and is a good size double room, while bedrooms 2 and 3, both have widows to the rear, both enjoying the outlook into the southerly communal gardens.

The bath/shower room boasts a white suite of bath, shower enclosure with fitted shower, wash basin and wc.

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.

Current EPC Rating: C (74) **Tenure:** Leasehold - 999 years from 1974 **Service charge:** £325.00 per half year i.e. £650.00 p.a. (2026 - 2027) **Ground Rent:** £10.00 p.a.

Building Insurance: £743.68 p.a. (2026 – 2027) **Private Estate Contribution:** £280.00 p.a. (2026 – 2027)

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








Ground Floor

Main area: approx. 68.4 sq. metres (736.2 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.





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