



Bell & Blake
SALES & LETTINGS

2 Tithe Barn Court, Aldwick Bay Estate, Bognor Regis, West Sussex PO21 4EZ

Asking Price £385,000

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- › Idyllic Aldwick Bay Private Estate Location
- › Under 250m from the Beautiful Aldwick Beach
- › Residents parking and garage
- › Direct access to a very private section of the gardens
- › Well presented throughout
- › Private entrance
- › Over 900 years remaining on the lease
- › Dual aspect lounge diner leading to gardens
- › Small parade of shops just before the entrance to the estate

Located on the idyllic Aldwick Bay Private estate, just 250m from Aldwick Beach, is this spacious stunning ground floor apartment with direct access on to a very private and secluded section of the communal gardens. The property boasts 3 bedrooms, a modern family bathroom, fitted kitchen and a dual aspect lounge diner. The property has a nice light and airy feel, with an excellent level of privacy, further benefits include residents parking and a pitched roof garage.

Council Tax Band: D



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk