



Flat 1, Royal Bay Court, 86a Barrack Lane
Aldwick | Bognor Regis | West Sussex | PO21 4DY

O.I.E.O £100,000
Leasehold

Flat 1, Royal Bay Court, 86a Barrack Lane

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HU120 - 06/25

Features

- 1 Bedroom Retirement Bungalow
- Over 60's Occupancy Only (however the owner can be below 60 yrs old with a rental potential of 8% return)
- Recently Redecorated Throughout
- Peaceful Location Close to Amenities & Beach
- Double Glazing & GFCH (Radiators)
- 497.5 Sq Ft / 46.2 Sq M

Set within the delightful well tended grounds of Apsley House residential care home, this recently redecorated retirement bungalow offers light and airy accommodation comprising entrance hall with built-in storage cupboards, living room with access to a patio/terrace, fitted kitchen, double bedroom with built-in wardrobes and a modern shower room.

In addition, the property also offers a security entry system, double glazing and a gas heating system via radiators and modern combination boiler.

The development itself provides a communal laundry room, communal parking, house manager and use of the delightful communal gardens.

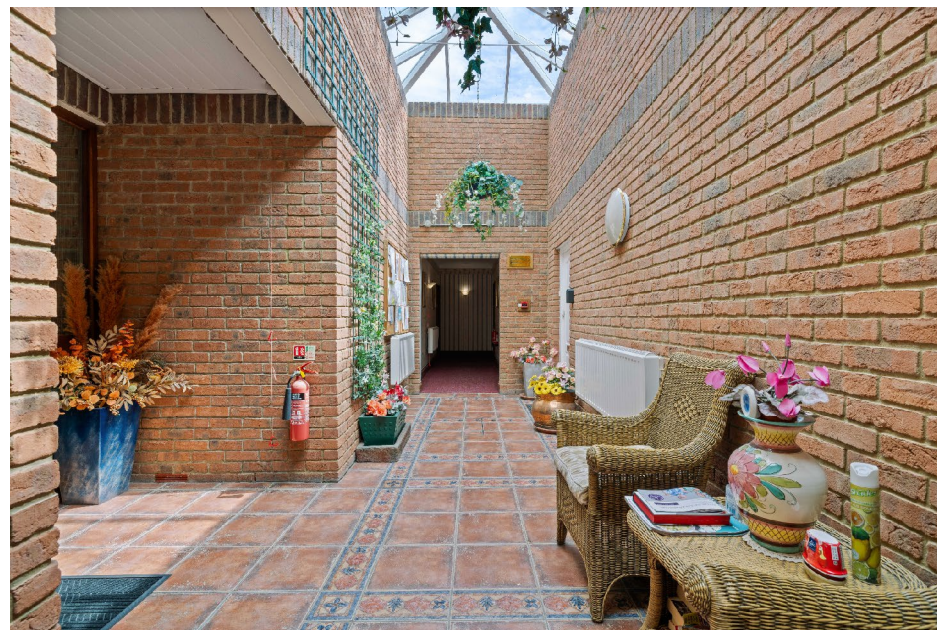
A communal front door with security entry system leads into a communal hallway which provides access to the communal laundry room, along with the front door to the property, which opens into a welcoming entrance hall with large triple built-in storage cupboard. Doors from the hallway lead to the living room and bedroom, while double doors lead into the shower room.

The living room is a bright and airy good size room with fitted carpet and window and double glazed door to the front providing access onto the patio/terrace.

Double doors from the living room lead into the adjoining kitchen which has fitted units and work-surfaces, a recently installed electric four ring ceramic hob with concealed hood over and oven under, single drainer sink unit with mixer tap, tiled splash-back surround and space for an under counter fridge.

The double bedroom has a window to the front, fitted carpet and built-in double wardrobe.

The property also has a modern shower room with over size walk-in shower enclosure with fitted shower and screen, pedestal wash basin, close couple wc, tiled splash-back and extractor.



Current EPC Rating: C (75) **Council Tax:** Band A £1,536.32 p.a. (Arun District Council/Aldwick 2025-2026)

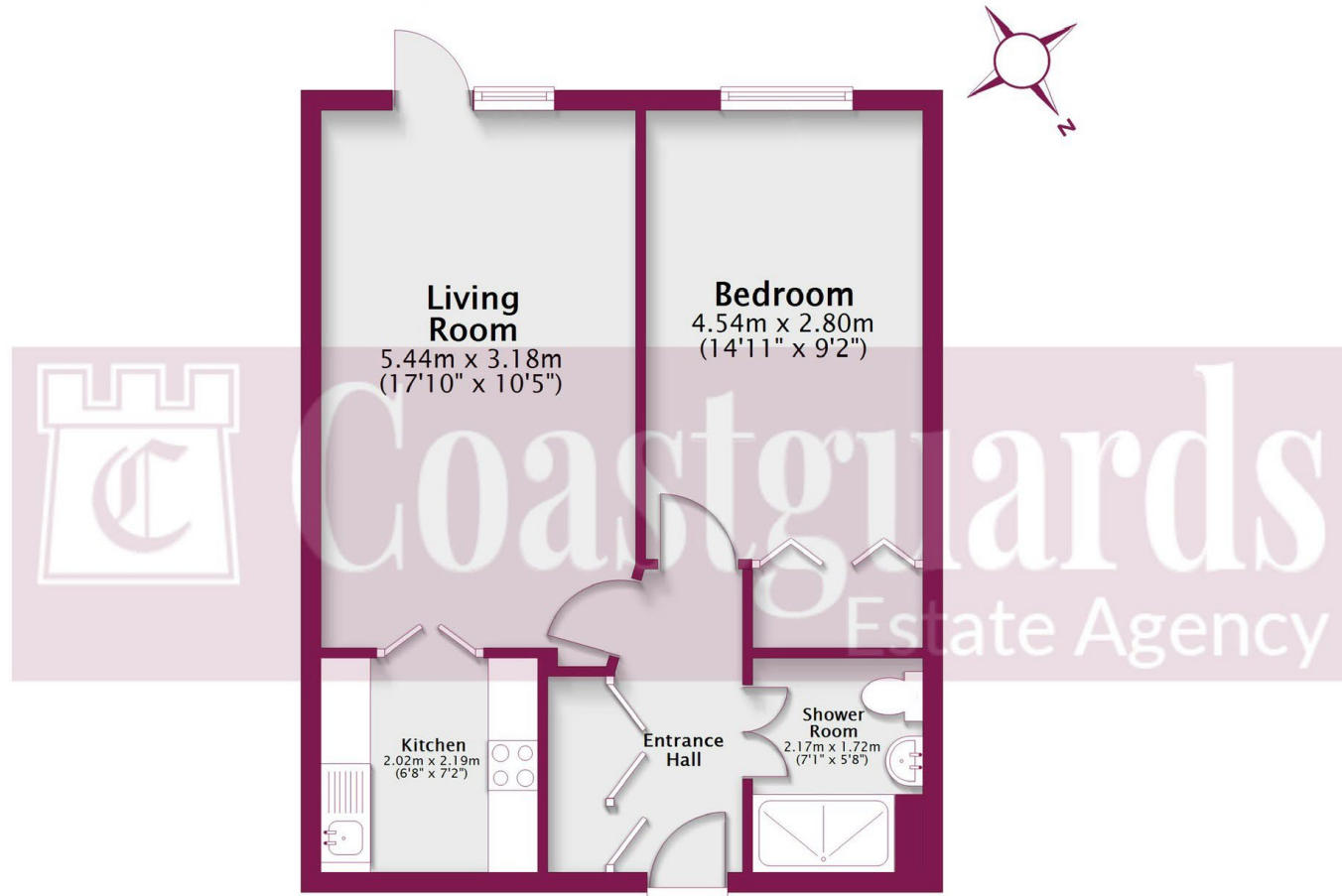
Tenure: Leasehold - Balance of 125 years from 2002 (103 years remaining)

Service Charge : £3,204 paid half yearly (2025-2026) **Ground Rent:** £350.00 p.a. for the duration of the lease.



Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 46.2 sq. metres (497.5 sq. feet)

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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