



22 Rose Court

Aigburth Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3DB

Price £110,000

Leasehold

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HO110-08/26

Features

- First Floor Retirement Apartment
- 2 Bedrooms
- Bright & Airy Living Space
- Kitchen & Bathroom
- 24 Hour Careline Facility & House Manager
- Communal Gardens & Parking
- Close To Amenities & Bus Routes
- No Onward Chain
- 504.1 Sq Ft / 46.8 Sq M

Offered For Sale with no onward chain, this delightful first floor apartment is situated within a sought after, purpose built retirement development, within a few hundred metres of Rose Green village centre, providing an ease of access to a good range of amenities and bus services.

The accommodation in brief comprises: hallway, front aspect sitting room, kitchen, two bedrooms and bathroom. The property also offers double glazing and electric heating.

A communal front door with security entry system leads into a communal entrance with staircase with fitted chair lift rising to the first floor, where the front door to the apartment opens into the hallway with electric heater and built-in airing cupboard housing the lagged hot water cylinder. Doors lead from the hallway to the living room, two bedrooms and bathroom.

The living room is of a good size with a window and door to the front with Juliet style balcony, electric heater and archway leading through to the adjoining kitchen, which has fitted units and work surfaces, space for an electric cooker and fridge/freezer and space and plumbing for a washing machine.

Bedroom 1 is a good size double room with a window to the rear, electric heater and built-in wardrobes to one wall.

Bedroom 2 has a window to the rear and electric heater.

The bathroom has a coloured suite of bath with electric shower over, wash basin with storage cupboard under, close coupled wc and tiled splash backs.

Externally, the development provides well maintained communal gardens and parking on a first come first served basis. A private gated access leads directly out to the Rose Green village amenities.





Current EPC Rating: C (73)

Council Tax: Band B £1,792.38 p.a
(Arun District Council / Aldwick 2025-26)

Tenure: Leasehold - with the balance of a 99 year Lease
from 03.03.1988 (60 years remaining)

Ground Rent: £111.67 pa (2025)

Service Charge: £242.93 pcm (2025)



To arrange a viewing contact 01243 267026

First Floor

Approx. 46.8 sq. metres (504.1 sq. feet)
(excluding Balcony)



Total area: approx. 46.8 sq. metres (504.1 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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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.