



## 39 Rock Gardens, Bognor Regis

Guide Price £250,000



## 39 Rock Gardens

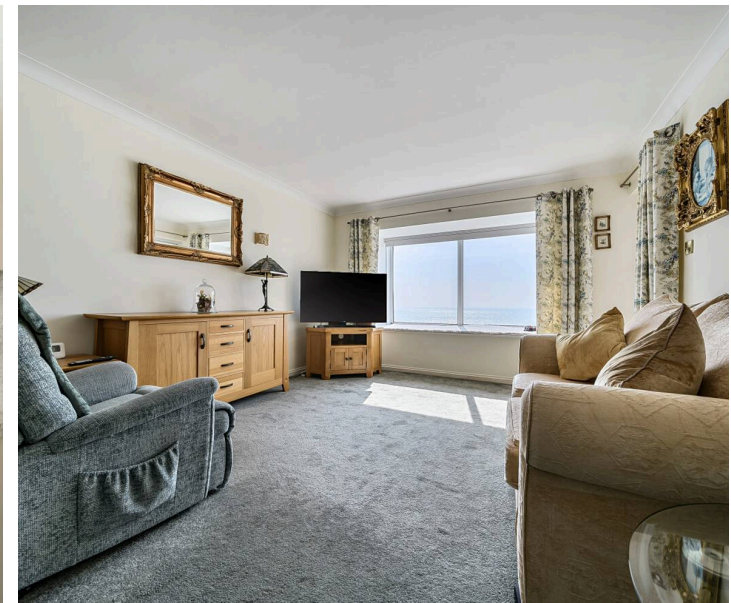
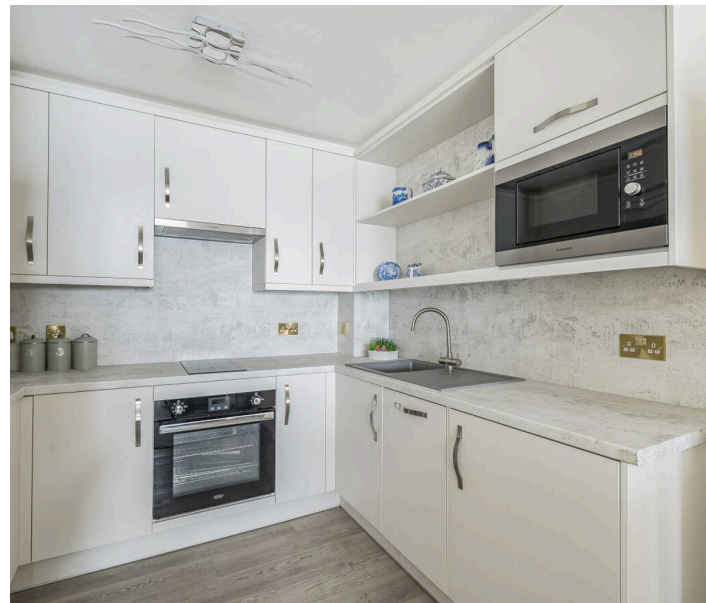
- Exclusive Sea Front Apartment
- Direct Access to the Promenade
- Contemporary Open Plan Kitchen/Diner/Sitting Room
- Kitchen with Integral Appliances
- Modern Shower Room with Vanity Basin and WC
- Double Bedroom with Fitted Wardrobes
- Balcony accessed from Sitting Room and Bedroom
- 4th Floor with Lift and Stairs
- Allocated Carport
- No Forward Chain

Welcome to this exclusive one bedroom seafront apartment, perfectly positioned on the fourth floor (with both lift and stair access) and boasting glorious sea views from almost every corner.

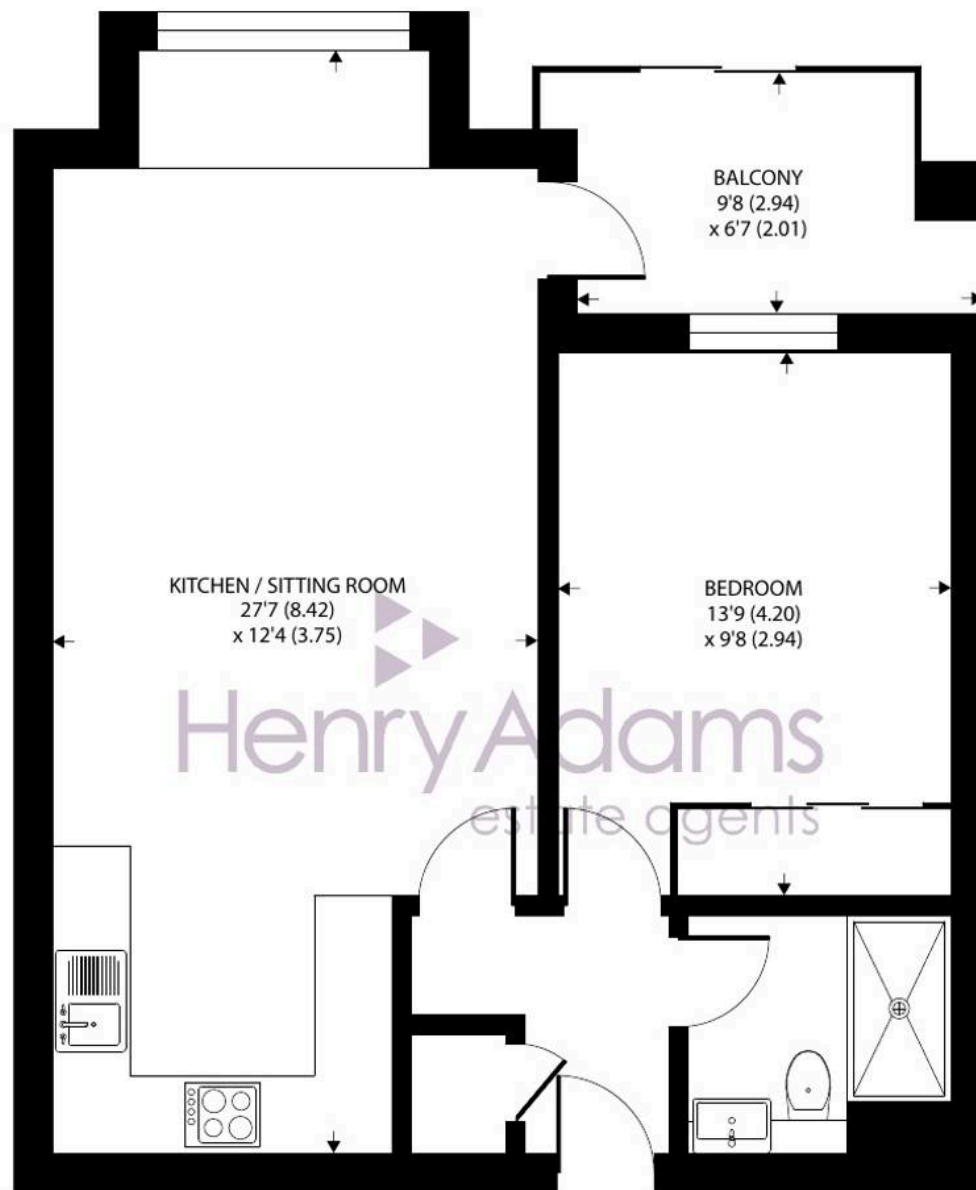
Step inside to discover a bright, contemporary open plan living space, featuring a bay window that floods the sitting and dining area with natural light. The recently re-fitted kitchen comes complete with integral appliances, making it ideal for easy modern living.

The double bedroom offers fitted wardrobes for ample storage and has direct access to the balcony, which can also be enjoyed from the sitting room, perfect for morning coffees or evening sunsets. The modern shower room includes a stylish vanity basin, WC and storage.

With an allocated carport, you'll never have to worry about parking. There's direct access to the promenade, so you're just moments from the beach and local amenities.







FOURTH FLOOR

## Rock Gardens, Bognor Regis

Approximate Area = 542 sq ft / 50.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1430850

Offered with no forward chain, this home is ready for you to move straight in and start enjoying the very best of coastal living. Whether you're looking for a full-time residence or a seaside retreat, this property combines comfort, style, and an unbeatable location. Book your viewing today and see for yourself why this apartment is such a rare find.

The apartment is situated on the promenade to the west of the seaside town of Bognor Regis with its precinct shopping facilities, mainline railway station to London Victoria and is within easy walking distance of the Aldwick Road shopping facilities, the Aldwick beach with traditional beach huts, Marine Park Gardens, West Park and Bognor Regis Sailing Club.

What3Words ///ozone.limes.issues

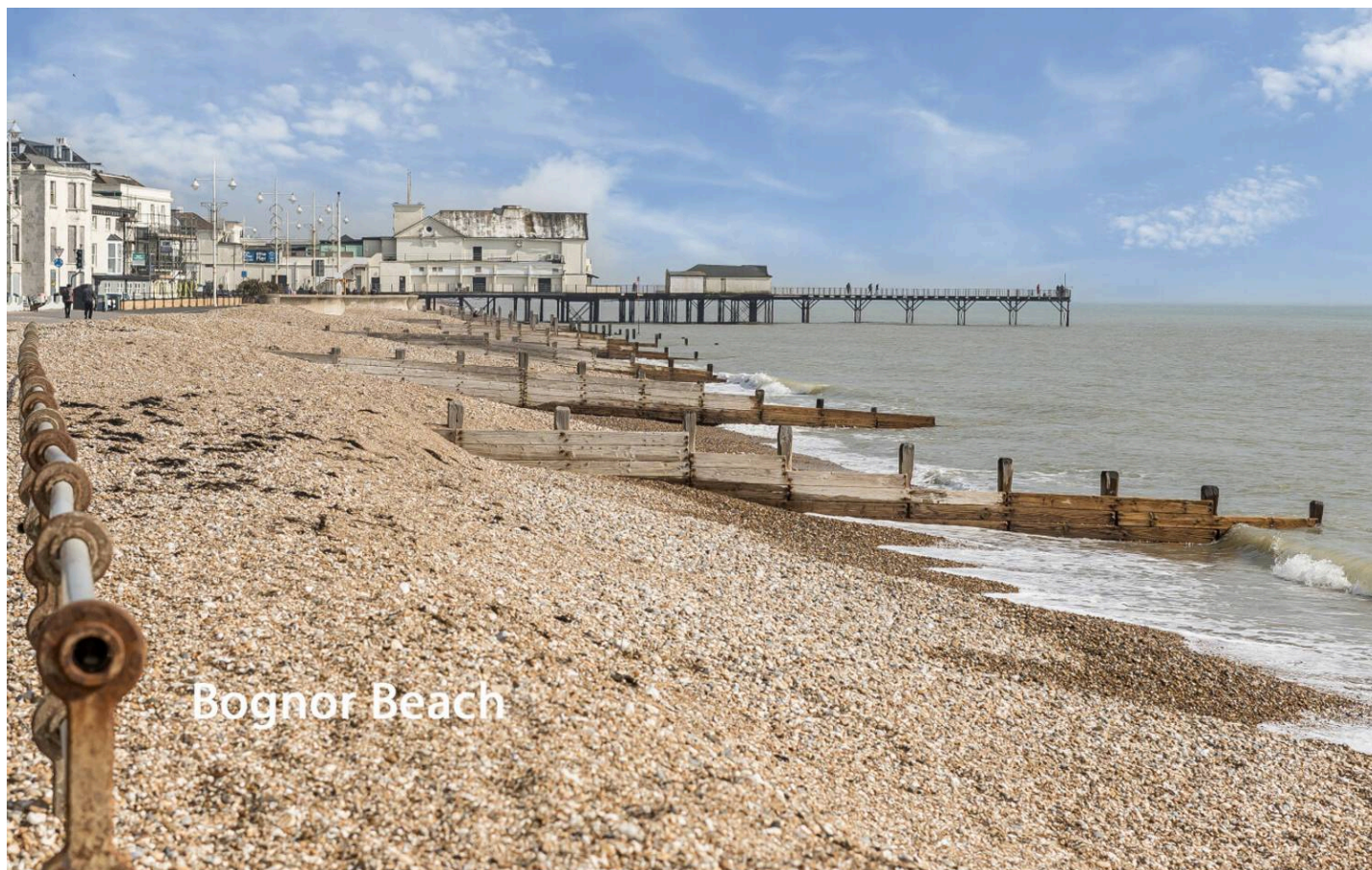
Tenure: We understand the length of lease is from 24/11/2010 to 24/12/2175.

Maintenance Charge: We understand the maintenance charge is approximately £1,895.84 p.a.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





**Bognor Beach**

## **Henry Adams - Bognor and Aldwick**

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.