



Flat 1 Victoria Place, Victoria Drive, Bognor Regis

Guide Price £185,000

Flat 1 Victoria Place

- Ground Floor Flat
- Excellent Condition
- Own Private Entrance
- Off-Street Parking
- Two Good Sized Bedrooms
- One Bedroom with En-suite
- Access to Communal Gardens
- Long Lease
- Well Maintained Grounds

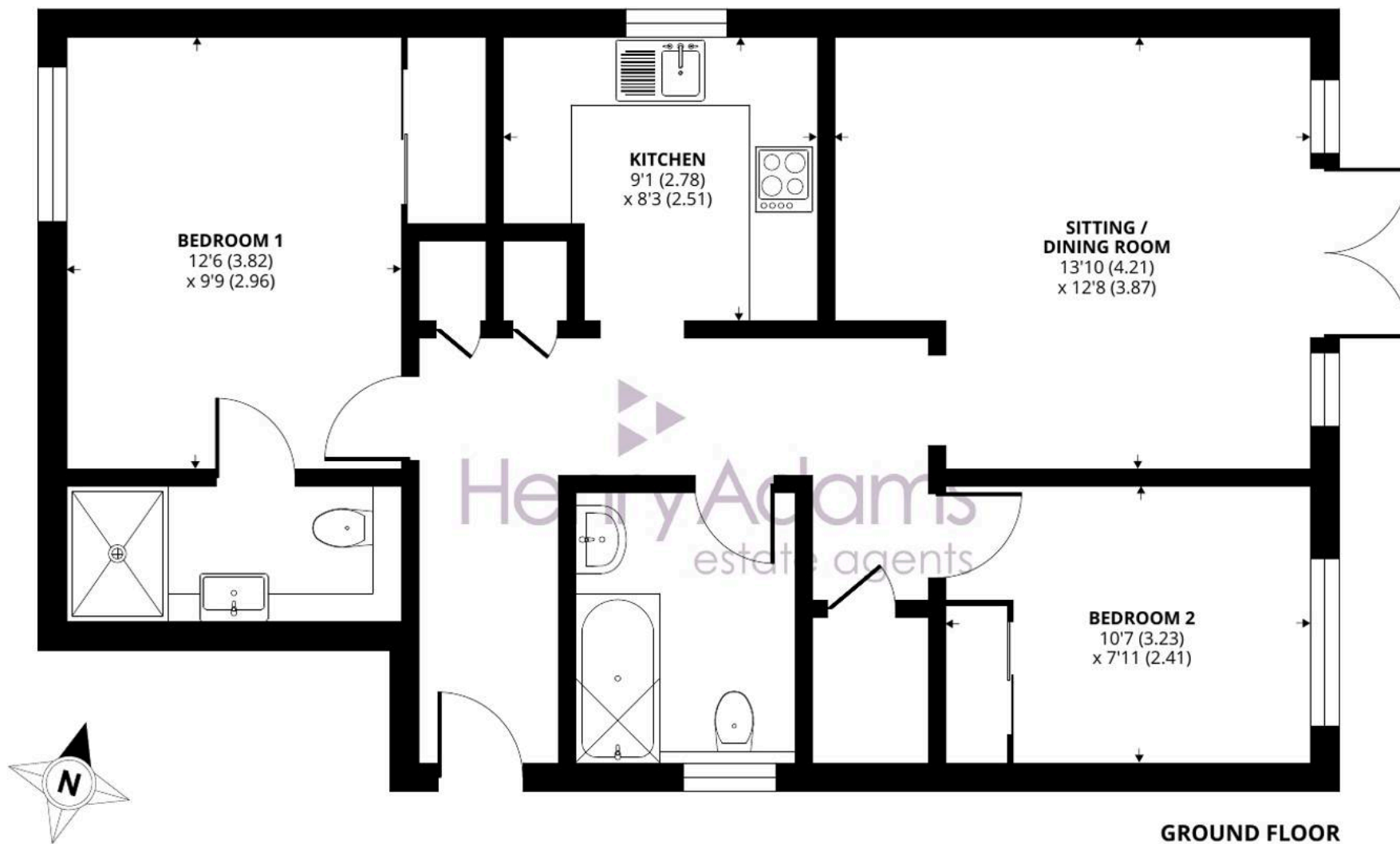
Presenting an exceptional two bedroom ground floor flat, situated in a prime Aldwick location, which is meticulously maintained and offered exclusively to the over 55's. Unusually, the apartment has its own private entrance on the ground floor. The flat features two comfortable bedrooms, both generously sized and tastefully appointed.

The front door opens to an 'L' shaped entrance hall with laminate flooring which leads to all rooms and a large walk-in cupboard. The reception room features French doors opening onto a patio area with communal gardens beyond, has a laminate floor and colonial style shutters. The kitchen features a comprehensive range of wall base units with ample worktops, a frosted casement window, tiled splashback and laminate floors. The first bedroom has a large window overlooking communal gardens, laminate floor, built-in double wardrobe and en-suite shower with corner shower WC and basin. The second bedroom also has a large casement window overlooking communal gardens, laminate flooring and a double built-in wardrobe.

Cont







Victoria Drive, Bognor Regis

Approximate Area = 718 sq ft / 66.7 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). © nichecom 2025.
Produced for Henry Adams. REF: 1360280

Finally, the immaculate family bathroom has a frosted casement window, bath, WC and basin with storage below. A new gas boiler was added in April 2025.

The building and communal gardens are well maintained and there is off-street parking on a first come first served basis and a long lease.

In summary, this two bedroom flat offers a combination of comfort, convenience, and style, making it a standout choice for those looking to embrace a modern lifestyle in a well-maintained and attractive setting a short walk from the beach.

Victoria Place is situated less than quarter of a mile level walk from the promenade, Aldwick Sailing Club and Aldwick promenade, with its traditional beach huts and is also just around the corner from the Aldwick Road shopping parade, which includes a Tesco Express and a range of cafes, bars and restaurants. The town centre is about three quarters of a mile for more comprehensive facilities including a pedestrianised shopping precinct and mainline railway station to London Victoria and the South Coast.

What3Words [lanes.ruled.cake](https://www.what3words.com/lanes.ruled.cake)

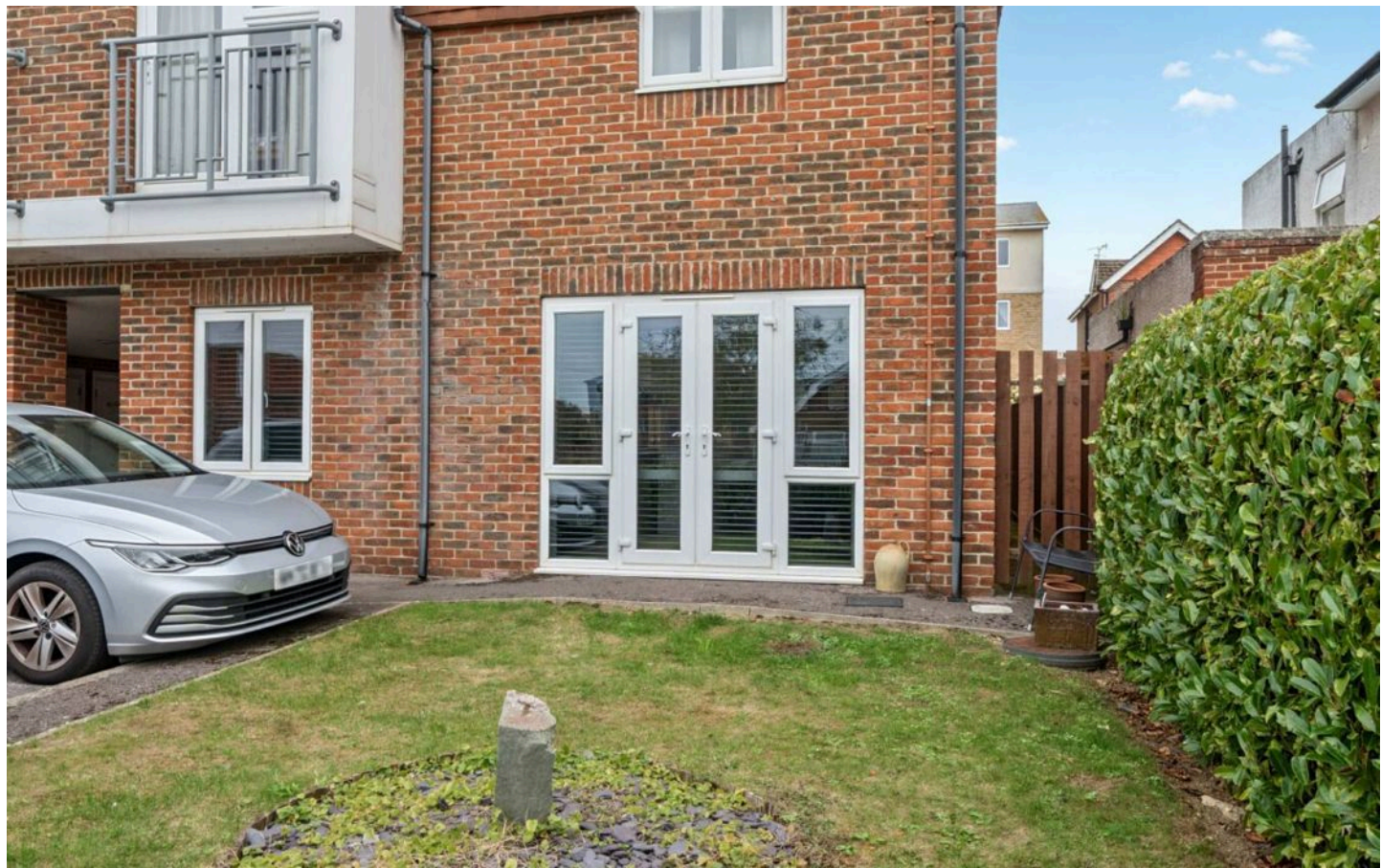
Tenure: We understand there is 125 year lease from March 2006.

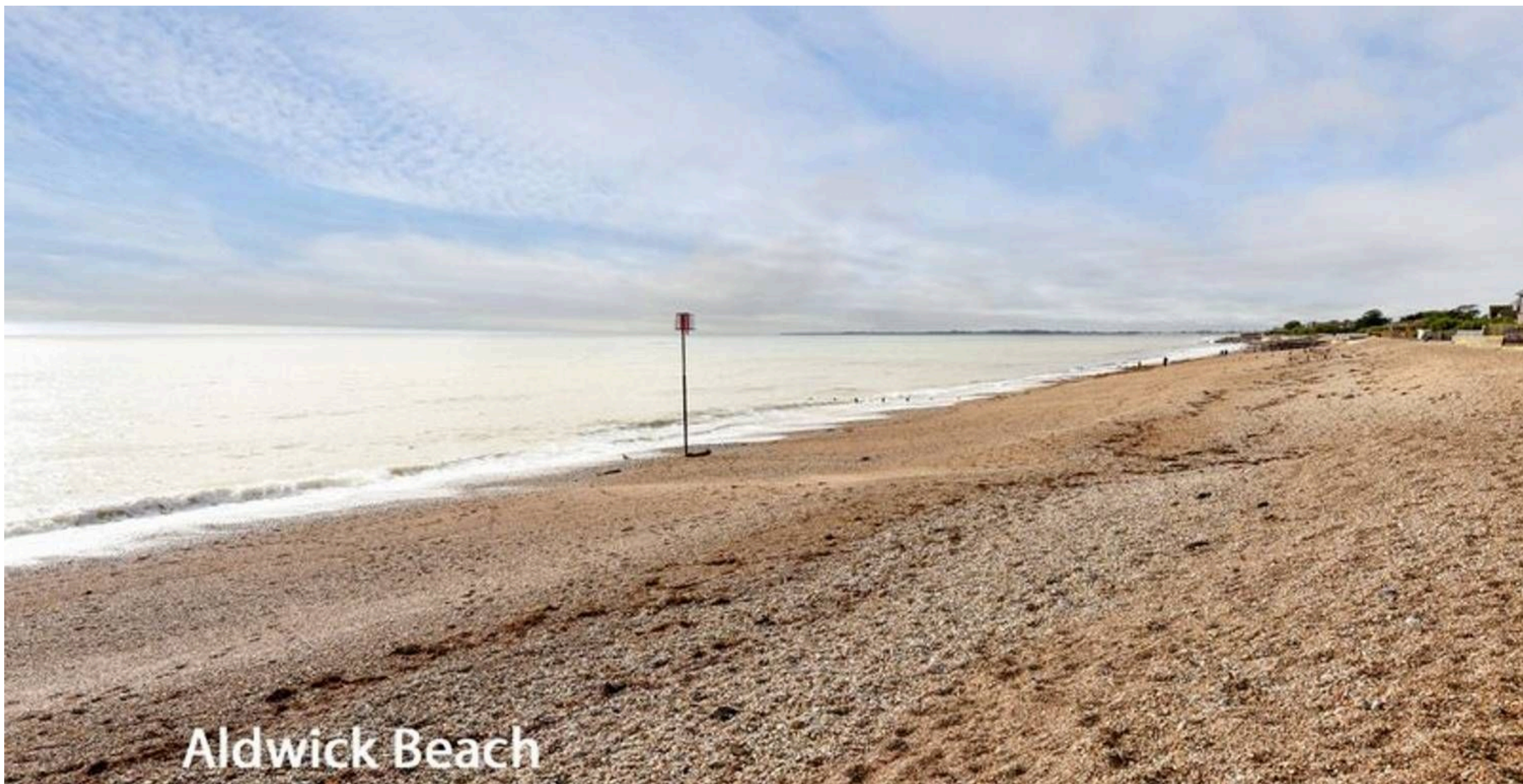
Maintenance Charge: We understand the service charge is currently £2,840 p.a.

Ground Rent: We understand the ground rent is currently £200 p.a.

Tenure: Leasehold & Council Tax band: C

EPC Energy Efficiency Rating: C





Aldwick Beach

Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.