



Flat 1, Marine Court, 4 Marine Drive West

Guide Price £200,000

Flat 1 Marine Court

Two bedroom seafront ground floor apartment.

- Ground Floor Apartment
- Reception Room with Floor to Ceiling Sea View Windows
- Two Bedrooms
- Good Condition Throughout
- Investment Potential as Holiday Let
- South Facing Garden
- Allocated Parking Space
- No Forward Chain

This great apartment has a south facing reception room which opens onto a part decked garden area right on the seafront. South facing, the garden is a real sun trap. Floor to ceiling windows mean the reception room is flooded with light.

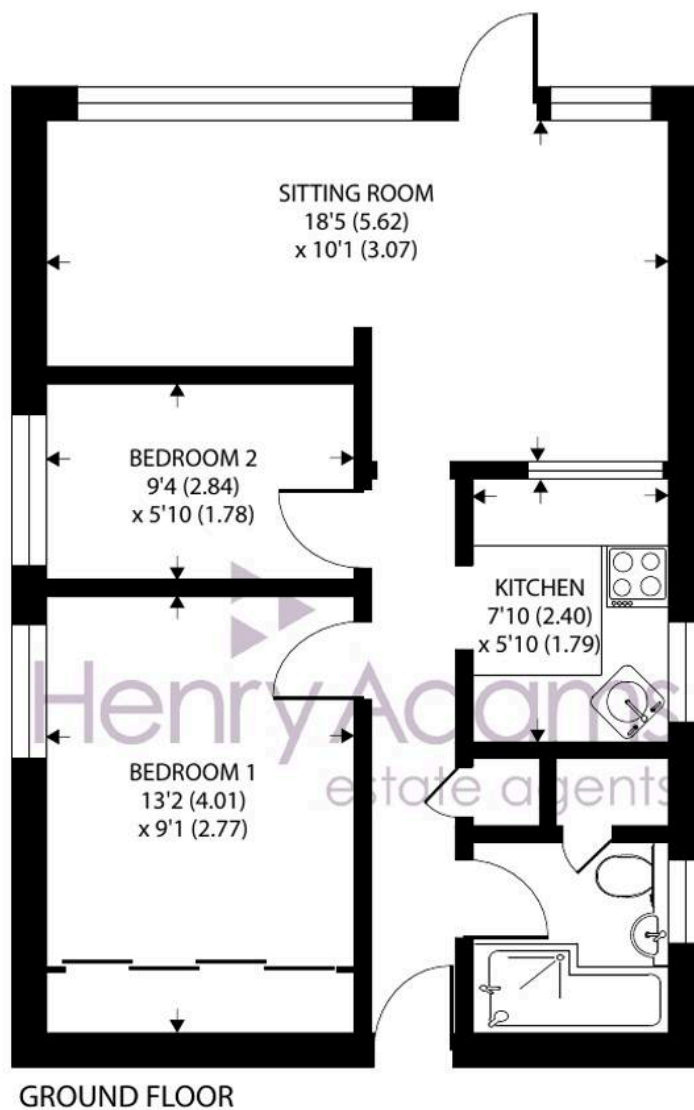
The flat is situated in a purpose built three storey building located between the Bognor Yacht Club and the popular Waverley pub. To the rear of the building is an allocated off-road parking space.

Tenure: We understand there is 999 year lease from 2001.

Maintenance Charge: We understand the maintenance charge is currently £40 per month. Buildings insurance is circa £200 p.a.







Marine Drive West, Bognor Regis

Approximate Area = 502 sq ft / 46.6 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: 1275707

All the facilities of both Bognor Regis and Aldwick are close by. The historic Cathedral City of Chichester with its wide selection of shopping facilities and the Festival Theatre can be found within seven miles. Goodwood with its car race track, racecourse and Goodwood House and of course The Festival of Speed are a similar distance away.

What3Words [///trader.older.warm](#)

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





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.