



9 Tithe Barn Court, Aldwick Bay Estate

Guide Price £325,000

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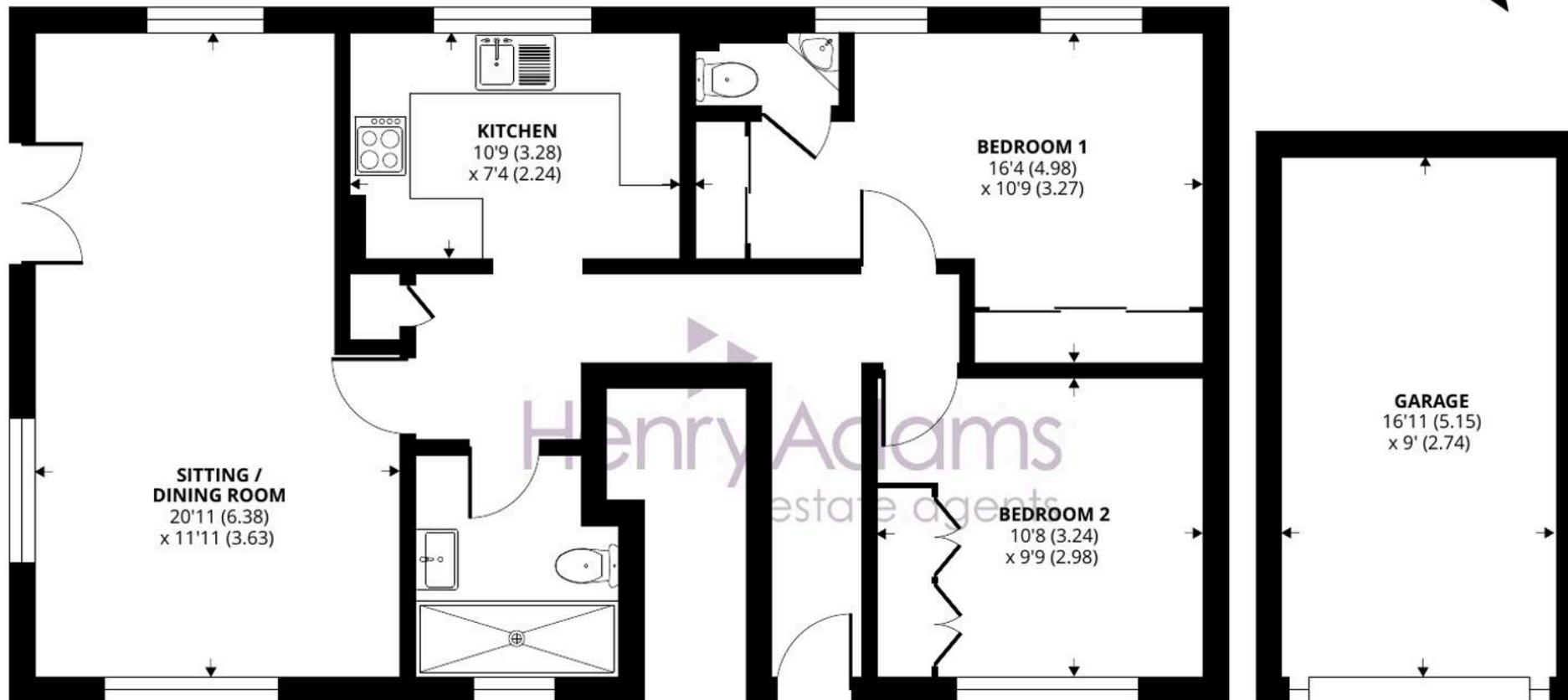
- Ground Floor Purpose Built Apartment
- Located on Sought-after Aldwick Bay Estate
- Reception room opening to private patio area
- 2 Bedrooms
- Private Entrance
- Excellent Condition
- Beautiful Communal Gardens
- Garage
- Additional Off-street Parking
- No Onward Chain

A really light and airy purpose built two bedroom flat with its own private entrance with a patio and communal gardens, located in the heart of the Aldwick Bay Estate. The flat is presented in really good condition throughout.

The front door opens to a T-shaped entrance hall leading to all rooms with a meter cupboard and large airing cupboard. The lovely reception room is triple aspect with large casement windows and French door opening to the patio garden and a hatch through to the kitchen. The kitchen comprises a range of wall and base units with laminate worktops, wall mounted boiler, built-in dishwasher, oven, hob, fridge/freezer and washing machine, and a tiled floor. Bedroom one has a triple casement window and two double wardrobes. Bedroom two has two large built-in wardrobes, an en-suite WC and quadruple casement window overlooking the communal gardens. There is also a large shower room with double walk-in shower, WC, hand basin, with stone tiled floor and fully tiled walls.







GROUND FLOOR

Tithe Barn Court, Bognor Regis

Approximate Area = 740 sq ft / 68.7 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 892 sq ft / 82.8 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 2025. Produced for Henry Adams. REF: 1362970

The patio area is south facing, has ample space for table and chairs and lovely views over the communal gardens. To the front of the building is a large garage and further off-street parking.

Aldwick Bay is a prestigious private marine estate, Aldwick Bay Estate, was 'aimed at town dwellers seeking a quality seaside residence and for the retired wishing to reside in a peaceful neighbourhood'. A designated conservation area and probably best described as 'one of the best kept secrets along the south coast' offering discerning purchasers the opportunity to live in an exclusive residential setting, lined with mature palm trees, in one of the sunniest locations in the country.

What3Words [///soil.coconut.commit](https://www.what3words.com/soil.coconut.commit)

Tenure: We understand there is a 999 year lease from 25th March 1974.

Maintenance Charge: We understand the maintenance charge is approximately £729.80 p.a.

Ground Rent: We understand the ground rent is approximately £10 p.a.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.