



4 Rock Gardens, Bognor Regis

Guide Price £220,000



4 Rock Gardens

- Ground Floor Seafront Apartment
- Direct Beach Access
- Fitted Kitchen with Borrowed Light Feature
- Sitting/Dining Room with Picture Window
- Double Bedroom with Access to Balcony
- Full Bathroom with Vanity Basin and WC
- Additional Wet Room Style Shower
- No Forward Chain
- Allocated Carport
- Extended Lease

Welcome to this exclusive one bedroom seafront apartment with an extended lease, perfectly positioned on the ground floor with wheelchair access and boasting sea views from the principal rooms.

Step inside to discover a bright, sitting/dining room, featuring a bay window that floods the sitting and dining area with natural light. The fitted kitchen may benefit from a re-refresh but has space for white goods and a borrowed light feature.

The double bedroom offers fitted wardrobes for ample storage and has direct access to the patio, which can also be enjoyed from the sitting room, perfect for morning coffees or evening sunsets. The bathroom is fitted with a bath and vanity unit basin and WC, plus an additional wet room style shower room.

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









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Approximate Area = 653 sq ft / 60.6 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 2026.
Produced for Henry Adams. REF: 1435158

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 [///longer.wings.open](https://www.what3words.com/longer.wings.open)

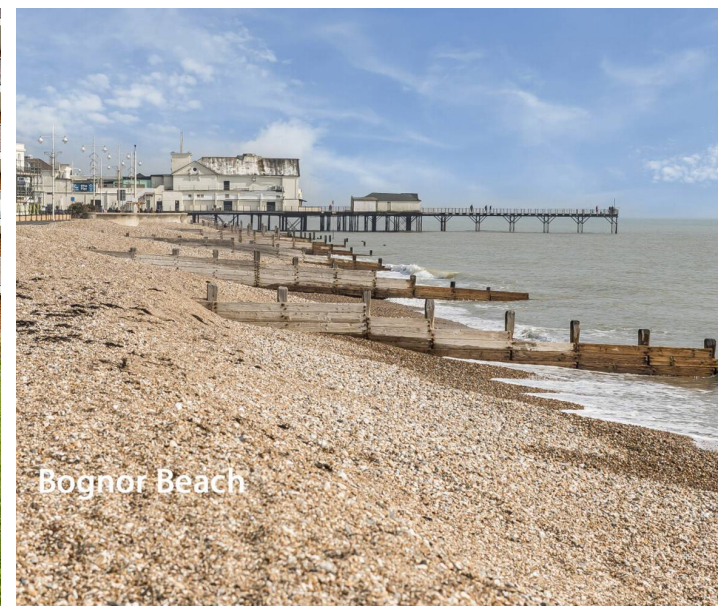
Tenure: We understand the lease is from 27/02/2018 to 24/12/2174.

Maintenance Charge: We understand the maintenance charge is approximately £1,570.58 p.a.

Council Tax band: C

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.