



## Flat 16, Victoria Place, Victoria Drive, Bognor Regis

Guide Price £180,000



## Flat 16 Victoria Place

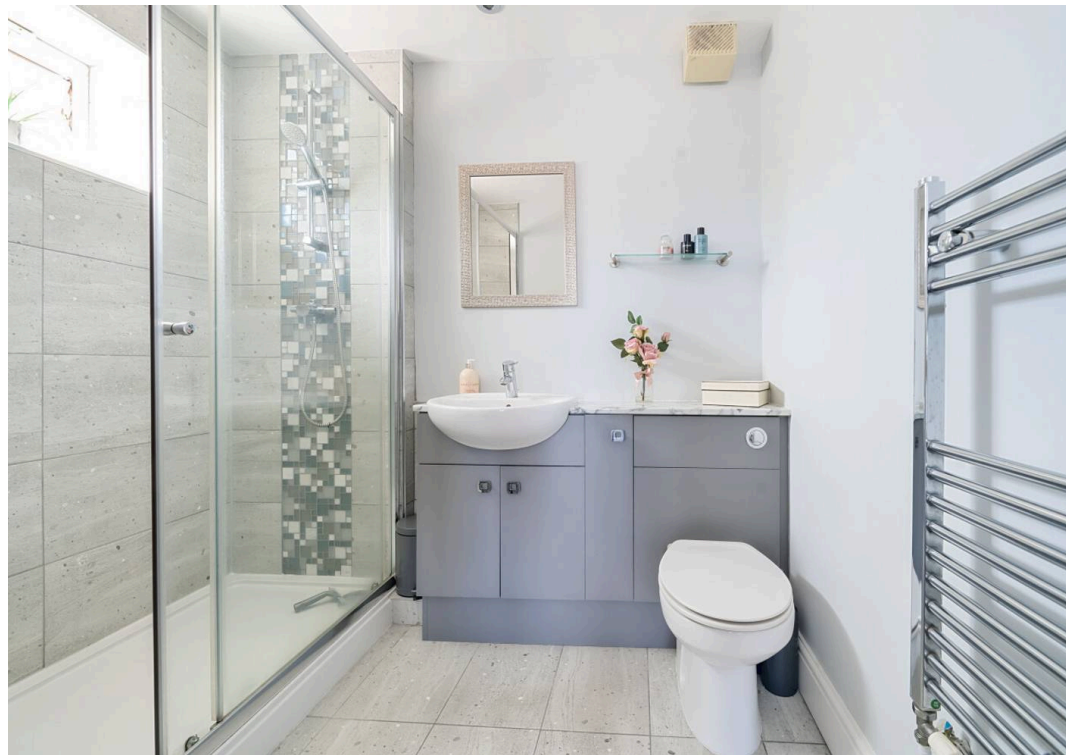
- Second Floor Two Bedroom Apartment
- Completely Re-modernised
- Sitting Room/Dining Room with Juliet Balcony
- Modern Refitted Kitchen
- Principal Bedroom with En-Suite
- Contemporary Bathroom
- Gas Fired Central Heating and Double Glazing
- Ample Private Parking and Bike Store
- Exclusively for the Over 55's

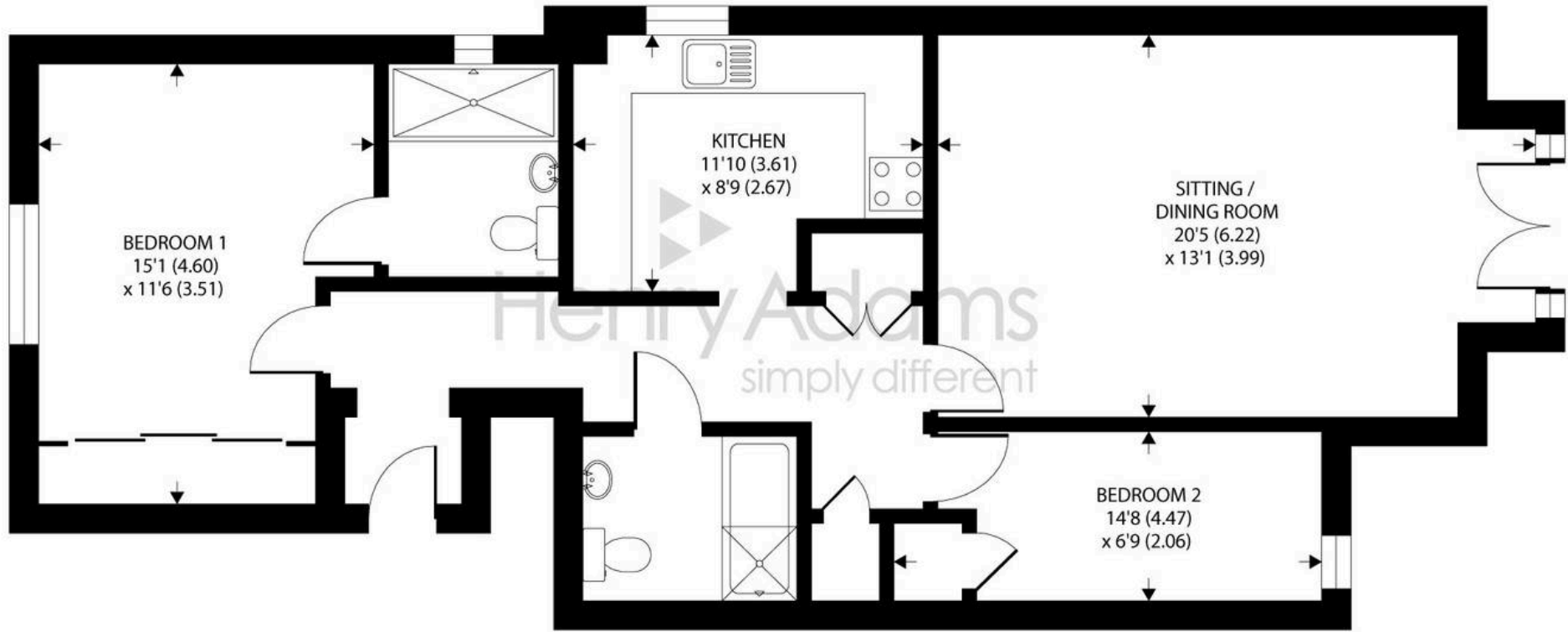
This apartment is presented to a very high standard and a viewing is thoroughly recommended to appreciate its convenient location and generous accommodation.

Situated on the second floor with lift and stairs, the personal front door opens into a spacious hallway with ample storage. The generous sitting/dining room has a feature bay window with Juliet balcony. The kitchen is fitted with slate grey Wren kitchen units, integral appliances including a dishwasher, washer dryer, electric oven and hob and space for an American style fridge/freezer. The principal bedroom has a triple fitted wardrobe with mirror fronted doors and a contemporary en-suite with double walk-in shower and grey vanity basin WC unit. The family bathroom is fitted to the same contemporary style with a panel bath and shower over. There is also a second bedroom with a fitted wardrobe.

The age restriction to 55 ensures a quiet, peaceful environment with neighbours of a similar age.







SECOND FLOOR

## Victoria Drive, Bognor Regis

APPROX. GROSS INTERNAL FLOOR AREA 837 SQ FT 77.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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 from more comprehensive facilities including a pedestrianized shopping precinct and mainline railway station to London Victoria and the South Coast.

What3Words ///cattle.nobody.snail

Tenure: We understand there is the balance of 125 years from 2006.

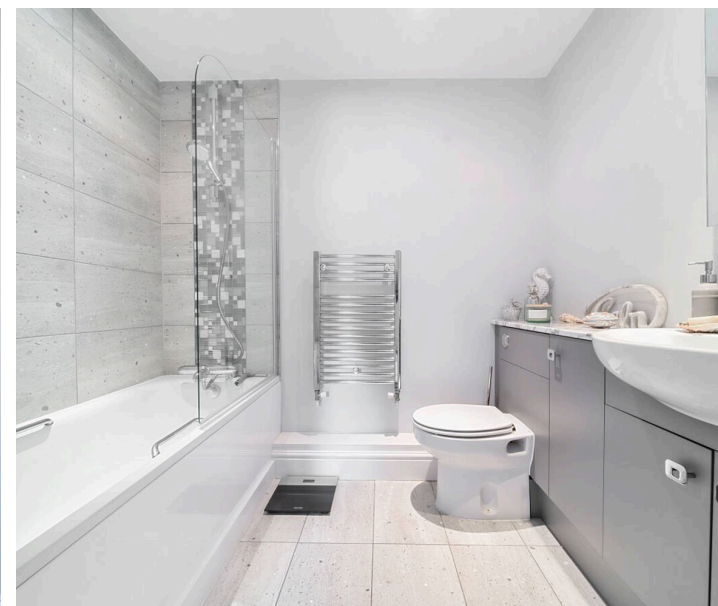
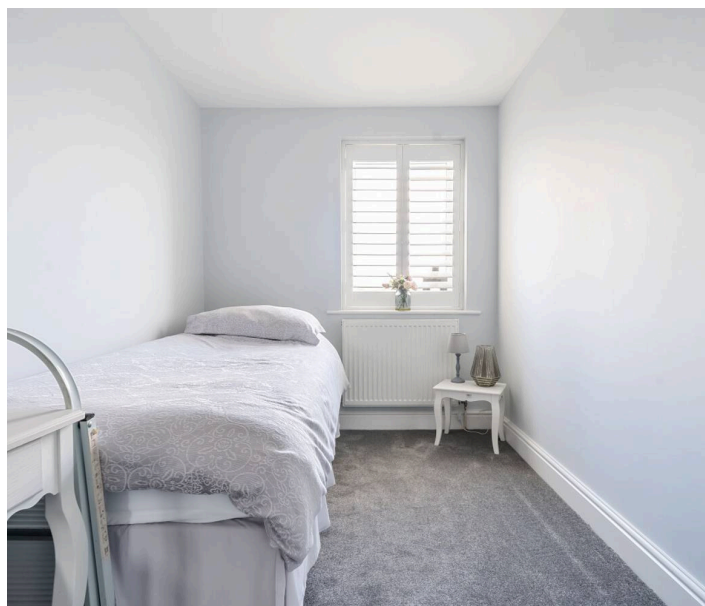
Maintenance Charge: We understand the maintenance charge is approximately £3,286 p.a.

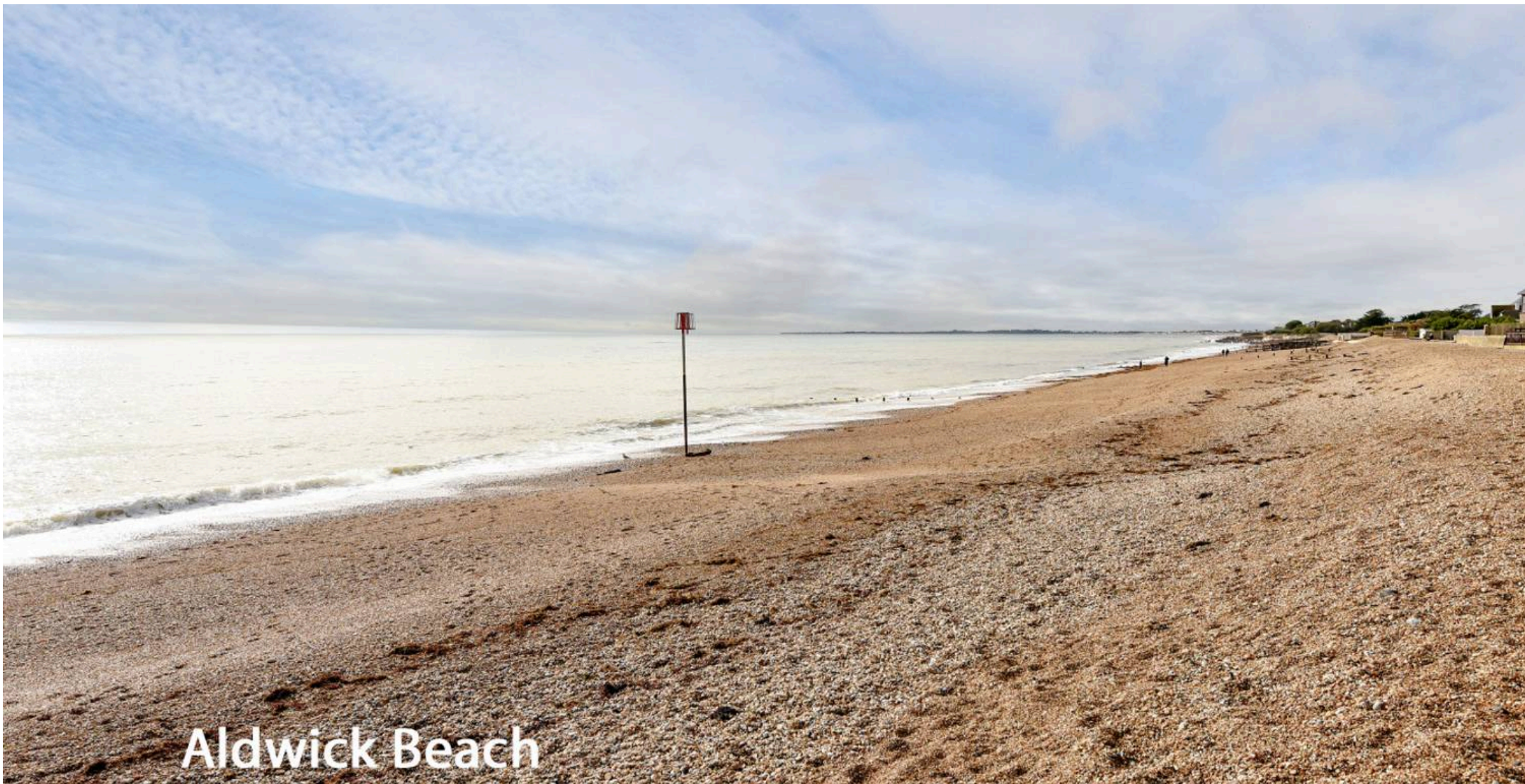
Ground Rent: We understand the ground rent is approximately 250 p.a.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Aldwick Beach

## Henry Adams - Bognor and Aldwick

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