



Flat 6, The Pearl, 3 Selsey Avenue

Guide Price £260,000



Flat 6 The Pearl

- Second Floor Apartment
- Two South Facing Balconies
- Contemporary Open Plan Living
- Quality Fitted Kitchen
- Two Double Bedrooms
- Modern Bathroom and En-Suite Shower
- Communal Gardens
- Bin and Bike Store
- Allocated and Visitor Parking

This exclusive development of just 6 apartments was converted and extended in 2013.

This apartment has a communal entrance with stairs to the second floor and private front door. The hallway leads to the contemporary open plan living accommodation with space for a sitting area, dining area and well equipped fitted kitchen with integral appliances. There are patio doors opening onto a south facing balcony which can be accessed from both the sitting room and principal bedroom. The family bathroom has a modern white suite with panel bath and shower over. There are two generous double bedrooms, one with an en-suite shower room.

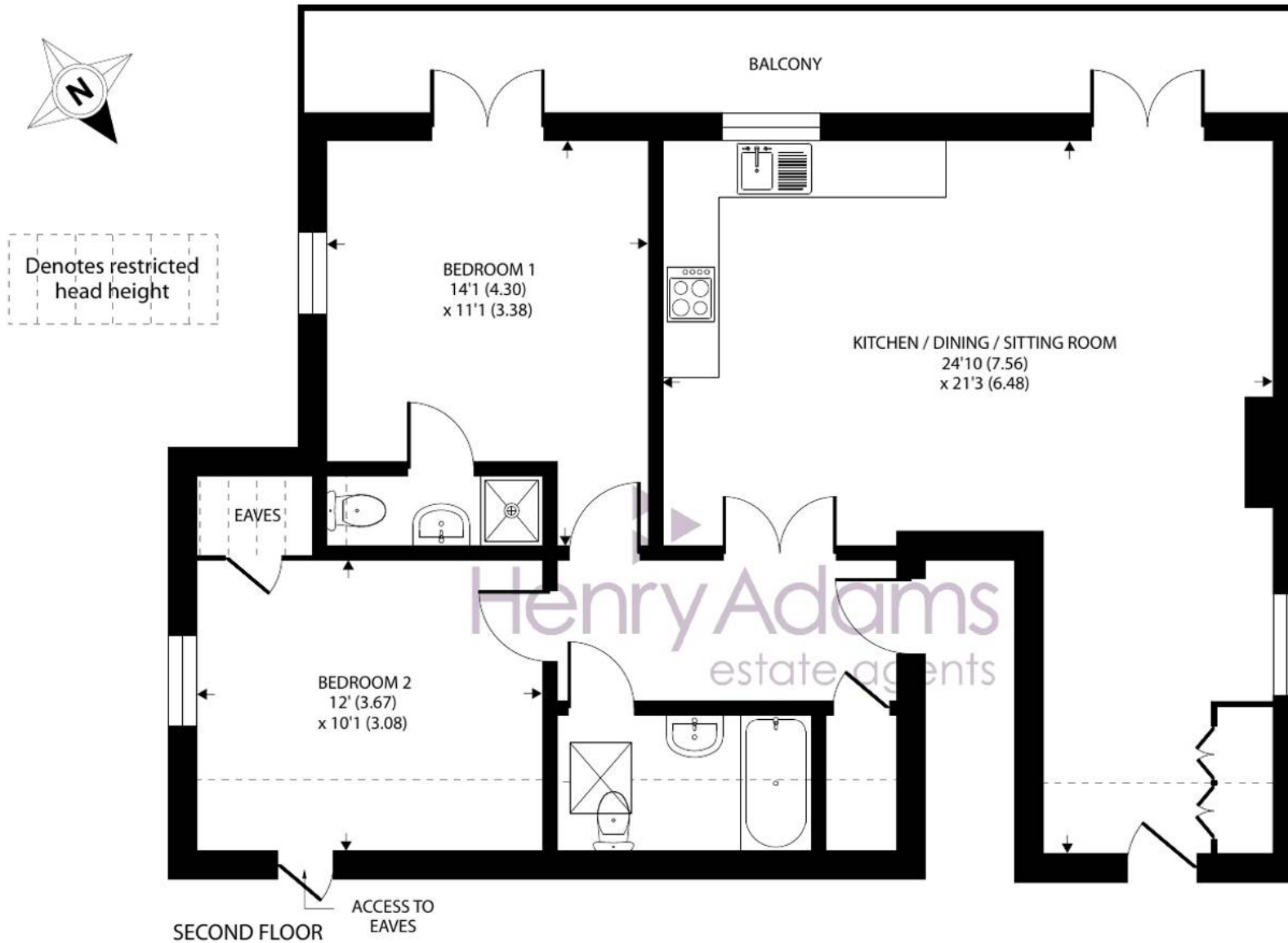
Outside, there is allocated parking plus a bin and bike store and visitor parking.

Tenure: We understand there is 125 year lease from 24th June 2013.

Maintenance Charge: We understand the maintenance charge is approximately £1,890 p.a.







The Pearl, Aldwick

Approximate Area = 722 sq ft / 67 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 817 sq ft / 75.8 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). © nichecom 2026.
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The Pearl is a development of just six apartments situated in a popular area in Aldwick within a very short walk to the beautiful Marine Park Gardens and Aldwick beach with traditional beach huts and promenade. There is a range of restaurants, public houses, cafes and local shopping also within walking distance. The seaside town of Bognor Regis is approximately two miles to the east with precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast.

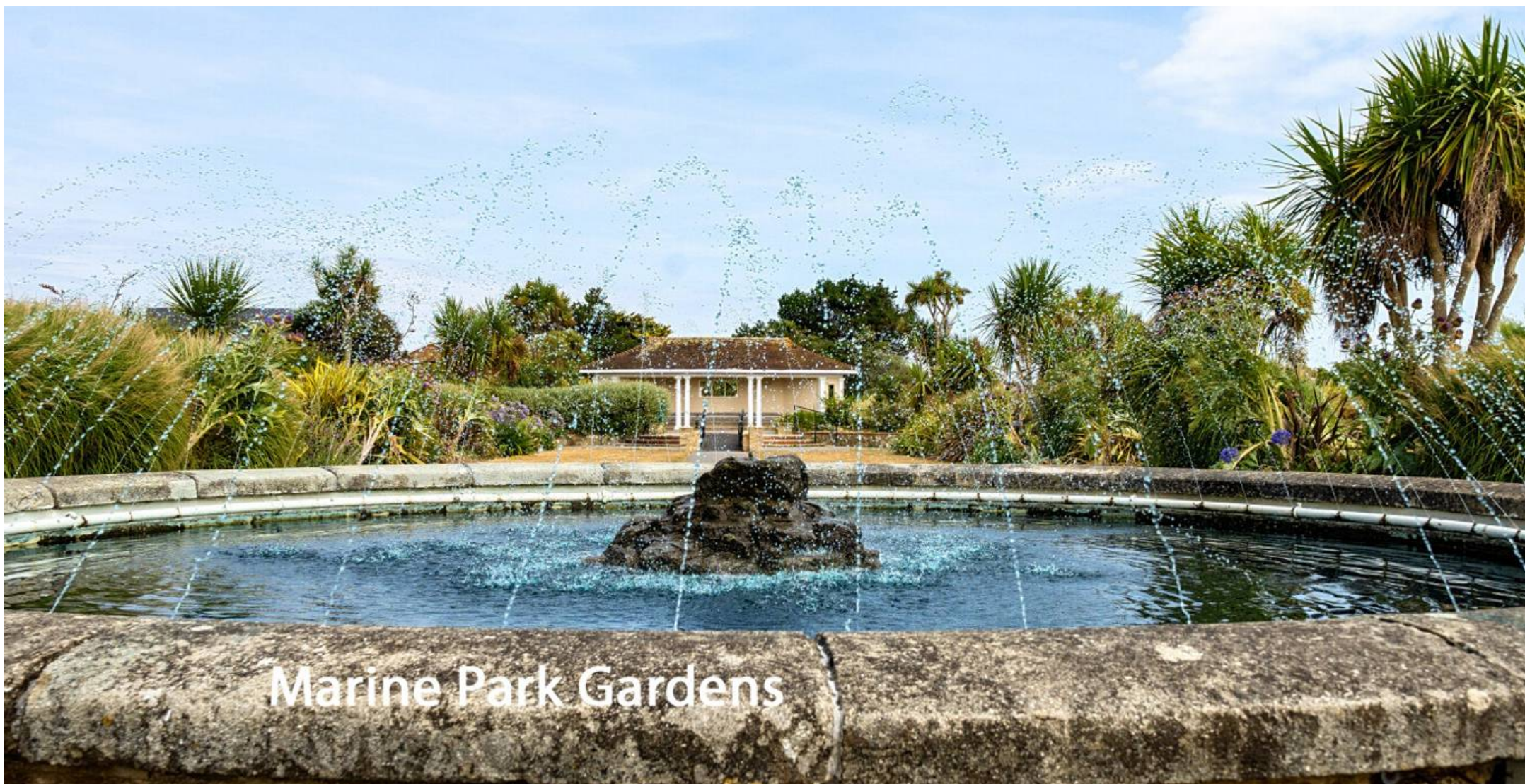
What3Words ///tone.fork.rounds

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





Marine Park Gardens

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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.