



Bell & Blake
SALES & LETTINGS

58 Rock Gardens, Aldwick, Bognor Regis, West Sussex PO21 2LF

Asking Price £285,000

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EPC TBC

- ▶ Panoramic Sea Views
- ▶ 2 Bedrooms and 2 Shower rooms (1 ensuite to master)
- ▶ South Facing Balcony
- ▶ Dual aspect Lounge Diner
- ▶ Well proportioned kitchen
- ▶ Pitched roof garage with power
- ▶ Residents parking
- ▶ No Forward Chain

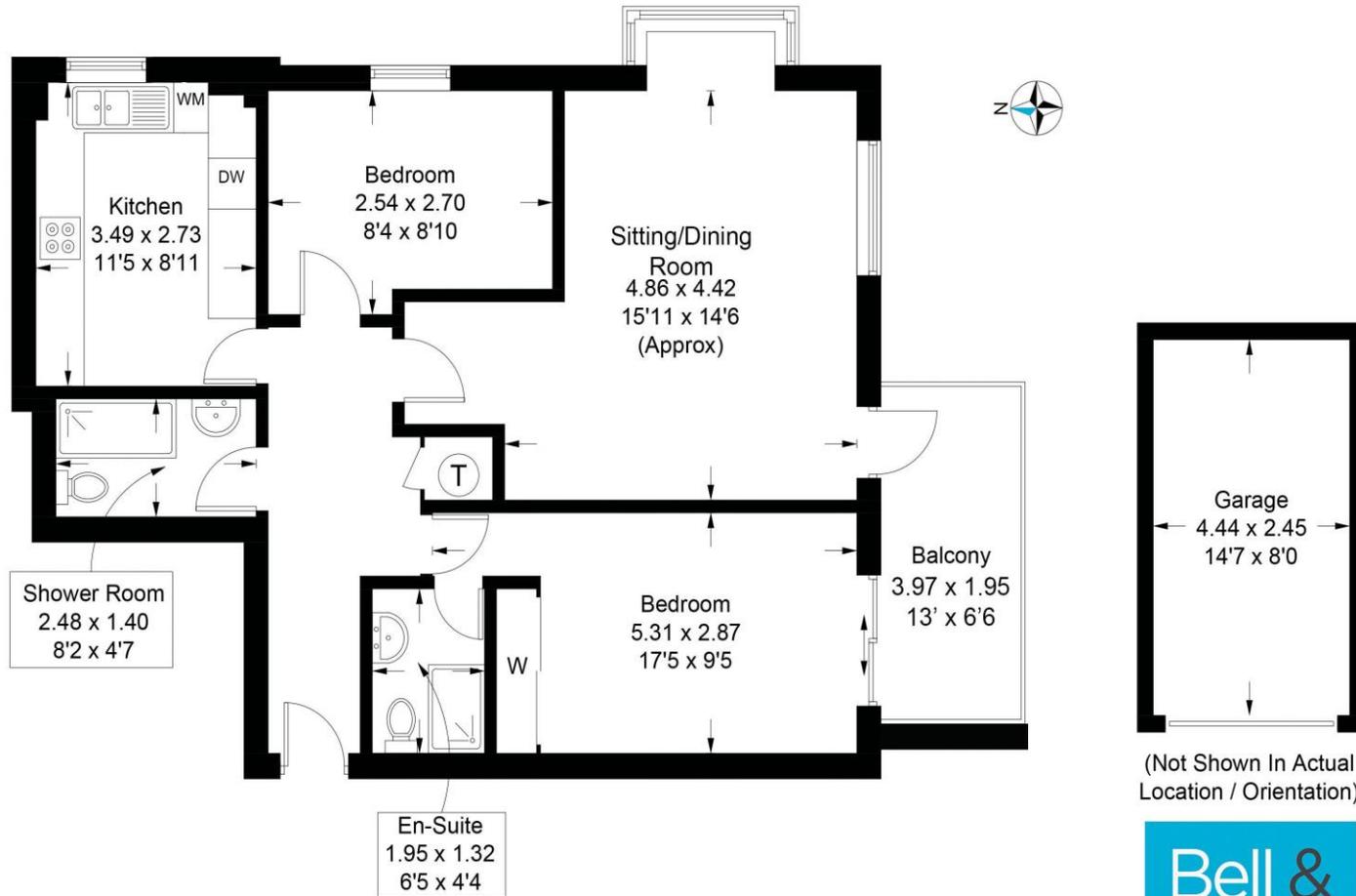
Stunning panoramic sea views from this 3rd floor apartment. The property boasts 2 bedrooms (one with ensuite shower room) further shower room, Kitchen, Lounge Diner and private balcony. The property also benefits from a pitched roof garage with power and residents parking. Lift and stair access to all floors. NO FORWARD CHAIN.

The property is located on the Aldwick seafront just behind The promenade to the West of the Town Centre. There a various shops, pubs and restaurants in the Aldwick Parade under 250 metres away. Distances to other amenities include Bus Stops are under 150 metres, The Town Centre & Health Centre under 700m and the Train station under 900m.

Council Tax Band: D



Rock Gardens



Approximate Gross Internal Area = 73.8 sq m / 794 sq ft
 Garage = 10.9 sq m / 117 sq ft
 Total = 84.7 sq m / 911 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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