



Coastguards



The Estate Agency for Coastal Property

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Bognor Regis
West Sussex
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6 Bowling Green Close
Aldwick Bay Estate
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**ENTRANCE, ENTRANCE LOBBY, DINING HALL WITH BALCONY, SITTING ROOM WITH BALCONY, KITCHEN, TWO BEDROOMS, BATHROOM, SEPARATE W.C., GARAGE, COMMUNAL GARDENS.
NO ONWARD CHAIN**

PRICE: £280,000 LEASEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE/BUILDING INSURANCE: £1500.00 p.a

BOWLING GREEN MANAGEMENT COMPANY - BEACHWAY MANAGEMENT LTD

ESTATE MAINTENANCE CHARGE: £200.00 p.a

GROUND RENT: £100 p.a

TENURE: Balance of 99 years from 1997

EPC RATING: D

BR275

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY

WE ARE ASSURED BY THE VENDOR THAT THE HEATING, APPLIANCES AND BUILT-IN EQUIPMENT ARE IN WORKING ORDER, WE HAVE NOT PERSONALLY TESTED ANY ITEM



Property Details

A two bedroom purpose built first floor apartment situated in a cul-de-sac right in the heart of the highly sought after Aldwick Bay private marine estate and within three hundred yards of the private beach.

The property, which is believed to have been built in the late 1950s has rendered elevations under a tiled roof.

Having been recently redecorated throughout, the specification includes u.P.V.C double glazing, gas fired heating by radiators, newly fitted carpet over parquet flooring, a dual aspect sitting room opening to the West facing balcony, dining hall with doors opening to a small balcony, modern fitted kitchen with built-in appliances, two bedrooms, a modern bathroom and separate w.c.

Externally the small development of just 12 similar apartments provides well tended communal gardens with this apartment benefitting from a garage within the adjacent block.

The accommodation is arranged in the following manner:-

Entrance

An obscure u.P.V.C double glazed private front door opens into the:-

Entrance Lobby

With a built-in storage cupboard with power point and obscure double glazed u.P.V.C window to the front, adjacent additional storage cupboard housing the gas meter with fitted shelf and further power point, recessed electric cupboard housing electric meter. Carpeted staircase with handrail rises to the:-

FIRST FLOOR

A part obscure glazed door leads into the:-



Dining/Reception Hall

13' x 9'10" overall approx. With double glazed French doors with matching flank panelling leading out to a side balcony overlooking the side gardens, two radiators, telephone point, coving, hatch to the boarded loft space with fitted loft ladder, newly fitted carpet, obscure double glazed window to the side, built-in storage cupboard housing the wall mounted 'Potterton' gas combination boiler with programmer, replacement panel doors lead to bedrooms one, two, bathroom and separate w.c.. Door to kitchen and glazed casement door leads to the:-



Sitting Room

19'1" x 12'2" approx. A dual aspect room with large double glazed window to the front and double glazed door leading out to the side to the balcony with tiled flooring and metal balustrades, two radiators, t.v aerial point, 'Adam' style decorative fireplace with gas point, coving, newly fitted carpet.



Sitting Room Continued ...



Kitchen

10'x 8'1" approx. With a u.P.V.C double glazed window to the side, modern range of matching base, drawer and wall mounted units with fitted work surfaces, inset single drainer sink unit with mixer tap, tiled splashback surround, integrated four ring gas hob with oven under and hood over, integrated fridge and freezer, integrated dishwasher, space and plumbing for a washing machine, corner unit housing carousel shelving, additional feature shelved storage units with roller doors, tiled flooring, coving.
N.B APPLIANCES NOT TESTED





Bedroom One

15'5" x 11'7" approx. With a large double glazed window to the rear, radiator, built-in wardrobe with additional storage over, newly fitted carpet, coving.



Bedroom Two

9'10" x 8'1" approx. A dual aspect room with double glazed windows to the front and side, built-in over stair storage cupboard, radiator, coving, newly fitted carpet.





Bathroom

With an obscure double glazed window to the rear, modern white suite of panelled bath with mixer tap and wall mounted 'Triton' electric shower over, modern pedestal wash hand basin with mixer tap, tiled flooring, fully tiled walls, chrome ladder style heated towel rail, coving.

N.B APPLIANCES NOT TESTED



Separate W.C.

With an obscure double glazed window to the rear, close coupled w.c., fully tiled walls, tiled flooring, coving.

OUTSIDE AND GENERAL

Garage

The garage, which is located in nearby compound, has internal measurements of approximately 17'9" x 8'6", an up and over door and water tap.



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6 Bowling Green Close

Communal Gardens

The gardens which surround the development are regarded as communal and laid to lawn with shrub borders and paved paths.

All reasonable care has been taken in the preparation of these details but their accuracy cannot be guaranteed and they do not form part of any offer or contract.

Directors: Bryan Fry ACIB,FFA, Susan Fry, Mick Goodrum
Sussex Coastal Homes Ltd, Registration No. 5201605. V.A.T. No. 176 3226 05



Energy Performance Certificate

6, Bowling Green Close, BOGNOR REGIS, PO21 4HB

Dwelling type:	Top-floor flat	Reference number:	2588-0990-7219-4586-7934
Date of assessment:	28 November 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	29 November 2016	Total floor area:	75 m ²

Use this document to:

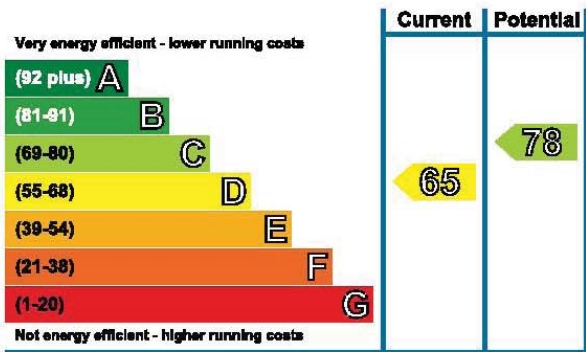
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,217
Over 3 years you could save	£ 846

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 177 over 3 years	
Heating	£ 1,614 over 3 years	£ 882 over 3 years	
Hot Water	£ 354 over 3 years	£ 312 over 3 years	
Totals	£ 2,217	£ 1,371	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

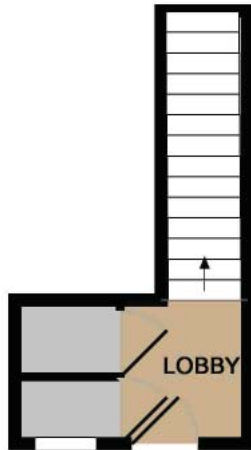
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

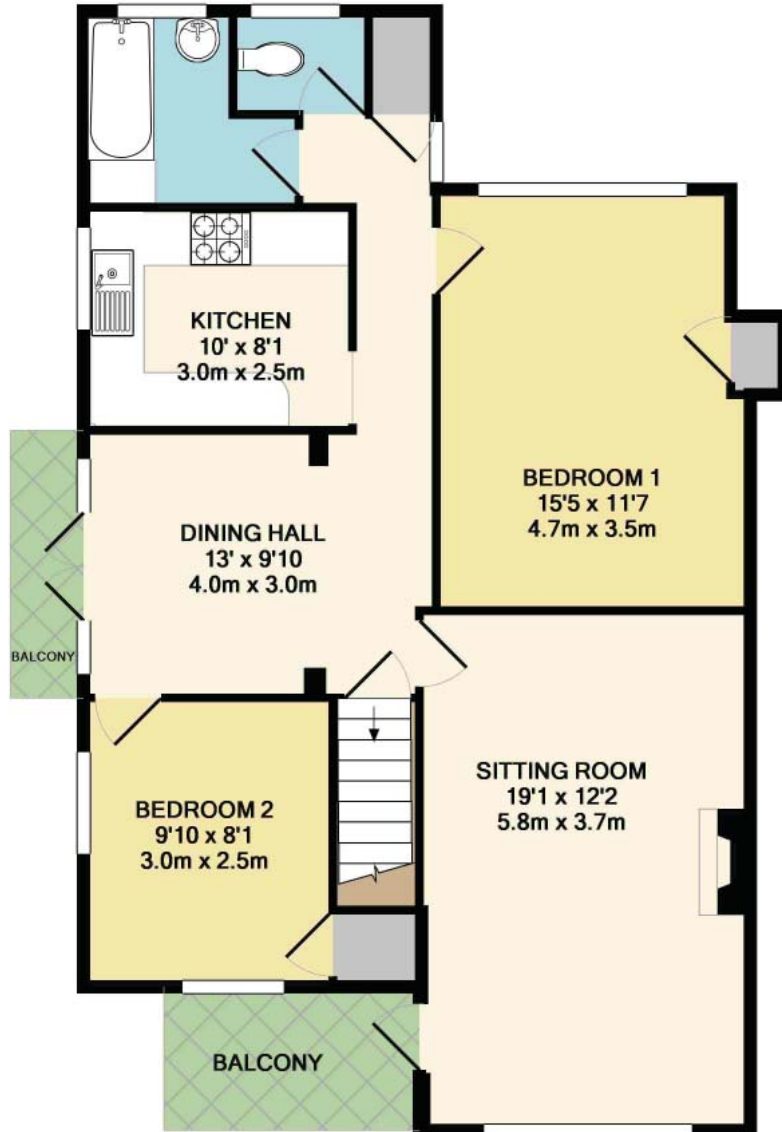
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 123	
2 Cavity wall insulation	£500 - £1,500	£ 489	
3 Low energy lighting for all fixed outlets	£20	£ 60	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



GROUND FLOOR
APPROX. FLOOR
AREA 79 SQ.FT.
(7.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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