



Coastguards



The Estate Agency for Quality Property

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**ENTRANCE, COMMUNAL ENTRANCE HALL, ENTRANCE HALL, LOUNGE, KITCHEN AREA,
TWO BEDROOMS, BATHROOM, GARDENS**

PRICE: £265,000 LEASEHOLD

COUNCIL TAX BAND: C

TENURE: 125 YEARS FROM 2009

GROUND RENT: £250.00 p.a

ESTATE CHARGE: £105.00 p.a.(optional)

EPC RATING: B

MAINTENANCE: £1750.00 to include Insurance, window cleaning, garden maintenance, cleaning and lighting to the communal areas etc.

MI265

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 well presented two bedroom first floor apartment situated in a private marine estate within 150 yards of the gated access to the beach.

The property, which was constructed in 2009/10 retains the balance of its ten year NHBC warranty and the specification includes: gas fired heating with thermostatic radiators and under floor heating in the bathroom and kitchen areas, u.P.V.C. double glazing, an attractive living room combining the lounge and kitchen with doors opening to the South facing balcony, two double bedrooms, a bathroom, a secure gated allocated parking, covered timber bicycle store with shed and good sized South facing communal gardens.

NO FORWARD CHAIN





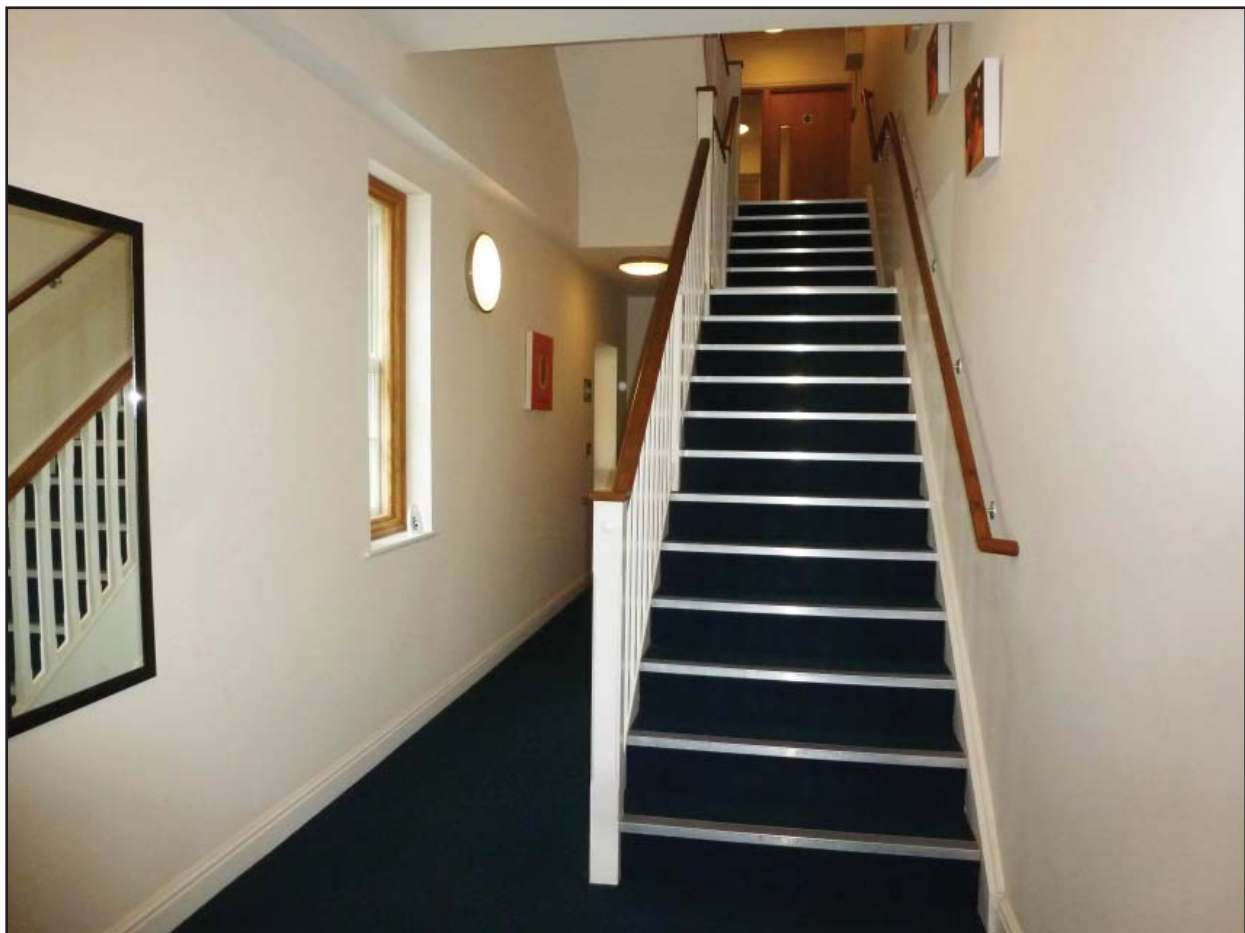
The accommodation is arranged in the following manner:-

Entrance

A covered entrance with security entry terminal and double glazed door opening to the:-

Communal Entrance Hall

A carpeted entrance hall with lockable personal post boxes, electric heating panels, carpeted staircase and lift leading to the first floor, with door opening to the:-



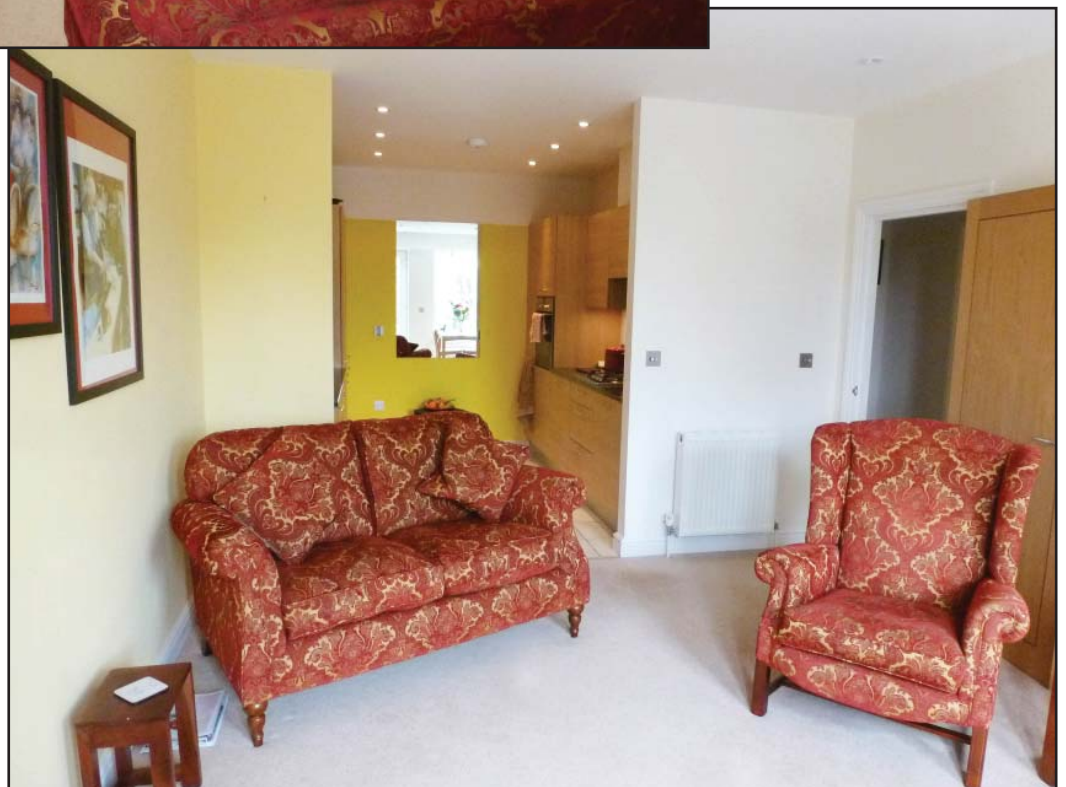
Entrance Hall

A carpeted hall with radiator, high level circuit breaker panel, wall mirror, security entry phone, inset ceiling lights, radiator, built-in double cupboard with cloaks hanging space and space and plumbing for an automatic washing machine, further cupboard housing the 'Glow Worm' gas fired boiler servicing the heating and domestic hot water supply, 'Altech' thermostat for heating control, door to the:-



Lounge

14'11" x 11'8" approx. with double glazed window overlooking the South facing garden, matching doors opening to the Balcony with steel safety railings and timber decking, two radiators, t.v. and telephone points, inset ceiling spot lights, fitted carpet, opening to the:-





Kitchen Area

9'4" x 9'4" approx. fitted with a range of timber effect floor and wall mounted storage units, polished granite work surfaces with inset 1 1/2 bowl stainless steel sink unit with mixer tap, built-in range of 'Siemens' appliances including: fan assisted electric oven, inset gas hob with extractor hood over, integrated fridge, freezer and dishwasher, wall mirror, tiled floor with underfloor heating.

N.B. APPLIANCES NOT TESTED





Bedroom One

14'3" max x 10'8" approx. with part vaulted ceiling with double glazed windows, radiator, t.v. point, inset ceiling lights, fitted carpet.



Bedroom Two

Partially 'L' shaped bedroom with maximum dimensions of 12'9" x 12'1" approx. with u.P.V.C double glazed windows, radiator, inset ceiling lights, t.v. point, fitted carpet, telephone point.

Bathroom

With white suite comprising: panelled bath with mixer tap, shower, curtain and rail, wash hand basin with mixer tap, low level w.c. with concealed cistern, heated towel rail, ceramic tiled walls, wall mirror, u.P.V.C. double glazed window, inset ceiling lights, extractor, ceramic tiled floor with underfloor heating.
N.B. APPLIANCES NOT TESTED



Bathroom Continued ...



OUTSIDE AND GENERAL

Gates to the West side of the property allow vehicular access to the secure gated allocated parking area with tap, electricity point and covered bicycle store with storage shed.

GARDENS

A good sized South facing communal garden, laid to lawn with inset trees. A gate allows access to Fish Lane, local shops and bus services to Bognor Regis and Chichester.



Gardens Continued ...



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



Flat 4 Mariners, 56, Aldwick Avenue, BOGNOR REGIS, PO21 3FJ

Dwelling type: Mid-floor flat Reference number: 8687-7221-1570-9476-6926
 Date of assessment: 26 September 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 September 2013 Total floor area: 67 m²

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

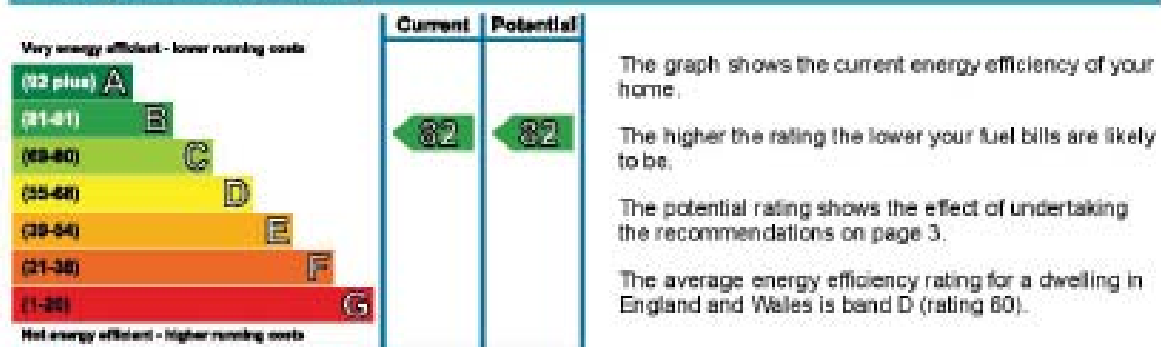
Estimated energy costs of dwelling for 3 years:	£ 1,050
Over 3 years you could save	£ 33

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 135 over 3 years	
Heating	£ 618 over 3 years	£ 624 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
Totals	£ 1,050	£ 1,017	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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. Low energy lighting for all fixed outlets	£50	£ 33	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 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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