



10 & 10A, Marine Drive West, Aldwick, Bognor Regis, West Sussex, PO21 2QA| £775,000

70 Aldwick Road, Bognor Regis, West Sussex, PO21 2PE. 01243 870044. info@whiteandbrooks.co.uk

OPEN LONGER HOURS!



- Room Measurements
- Ground Floor
 - Entrance Porch
 - Living Area 12' 3" x 8' 7" (3.69m x 2.61m)
 - Kitchen/Diner 10' 6" x 10' 2" (3.19m x 3.06m)
 - Bedroom 12' 8" x 8' 1" (3.94m x 2.46m)
 - En-Suite Shower Room
 - Bedroom 14' 1" x 11' 2" (4.29m x 3.40m)
 - En-Suite Shower Room
 - Bedroom 8' 11" x 12' 1" (2.66m x 3.68m)
 - Shower Room
 - Side Entrance
 - Wash To -
 - First Floor
 - Bedroom 12' 8" x 10' 0" (3.94m x 3.05m)
 - En-Suite Shower Room
 - Kitchen/Diner 10' 2" x 10' 11" (3.10m x 3.39m)
 - Bathroom
 - Bedroom 14' 2" x 8' 7" (4.33m x 2.61m)
 - En-Suite Shower Room
 - Bedroom 8' 11" x 11' 0" (2.66m x 3.35m)
 - En-Suite Shower Room
 - Bedroom 10' 2" x 8' 7" (3.10m x 2.61m)
 - En-Suite Shower Room
 - Utility Room
 - Attic
 - Roof
 - Decking Area
 - Kitchen 12' 3" x 11' 8" (3.69m x 3.59m)
 - Bedroom 8' 11" x 11' 8" (2.66m x 3.59m)
 - Shower Room
 - Laundry Area

10 & 10A, Marine Drive West, Aldwick, Bognor Regis, West

8 3 EPC Rating: C Council Tax Band: D

An Excellent freehold beachfront property which is currently laid out as a ground floor apartment with 3 Bedrooms and first floor apartment with 4 bedrooms and a separate annexe. Both flats have the benefit of separate leases with approximately 80 years remaining on both and offers an excellent investment opportunity as a home with income. Immaculately presented accommodation, all bedrooms are ensuite. The unique property has direct panoramic sea views and is within easy reach of local shops and bus routes. On both floors, the accommodation offers comfortable lounge/diner and kitchen areas with private balconies, boasting stunning and direct sea views. Each of the double bedrooms in each apartment boasts its own En-Suite Shower Room and the self-contained Annexe provides an additional double Bedroom, Shower Room and Kitchen Area. Close by are the beautiful Marine Park Gardens, West Park - popular with joggers and local dog-walkers and Aldwick Road, ideal for local shopping, eateries and other amenities. The market town of Arundel is also just a short drive away, as is the nearby city of Chichester, with its magnificent Cathedral and independent retailers, cafes, bars and restaurants. There is the potential for further extension with this property, as planning permission has been granted to extend the loft area for further accommodation (Arundel District Council planning reference BR/15/11/1). There is also off-road parking for multiple vehicles to the rear of the property. An internal viewing is essential to appreciate the location and accommodation on offer.

- Specification
- Fantastic Investment Opportunity to Purchase Freehold Beachfront Property
 - Currently Laid out as 2 Apartments and Owner's Accommodation
 - 3 Bedroom Ground Floor Apartment & 4 Bedroom First Floor Apartment
 - Private Balcony With Panoramic Sea Views to First Floor Apartment
 - Currently Let as Two Holiday Accommodation Units
 - Planning Permission Granted For Further Extension
 - Off Road Parking For Multiple Vehicles
 - Close To Marine Park Gardens, Local Shops & Amenities

