



WHITLOCKS
ESTATE AGENTS

Flat 6, Mariners, 56 Aldwick Avenue
Guide Price £299,950

A well-presented and light 2-bedroom apartment with allocated parking and a south facing communal garden, located on a popular, private road within the village of Aldwick.

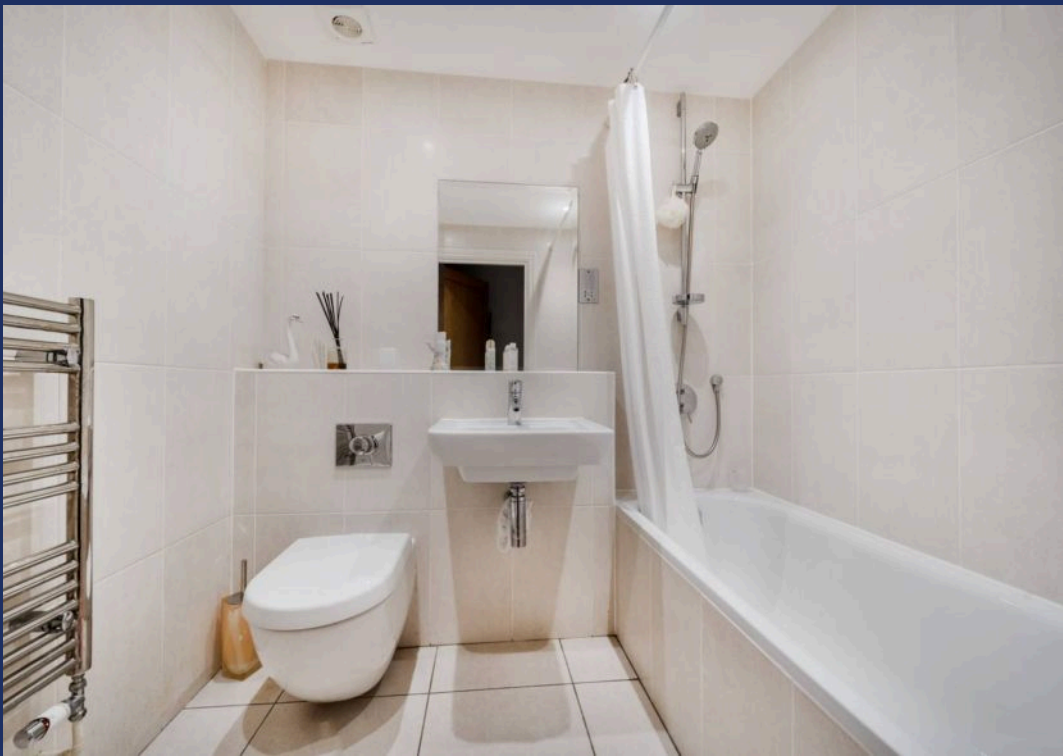
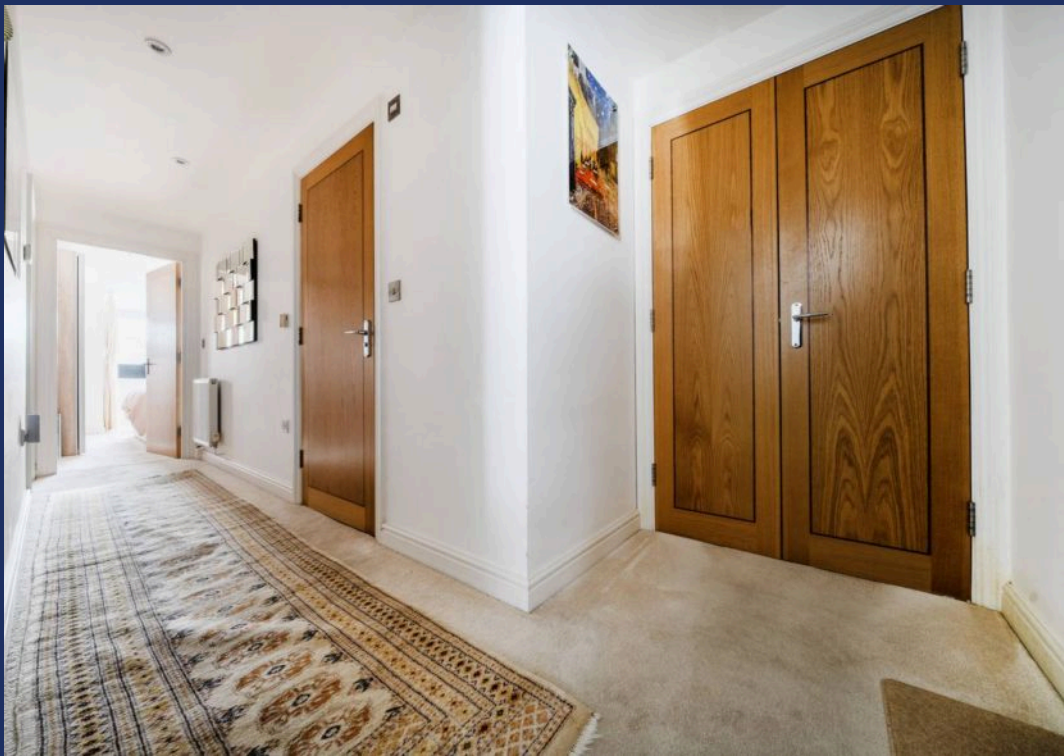
- Gas fired central heating
- 2 Double bedrooms
- En-suite
- Family bathroom
- Large open plan reception space
- Secure allocated parking
- Gated development
- Private road with residents access to beach
- Aldwick village
- Close to local amenities

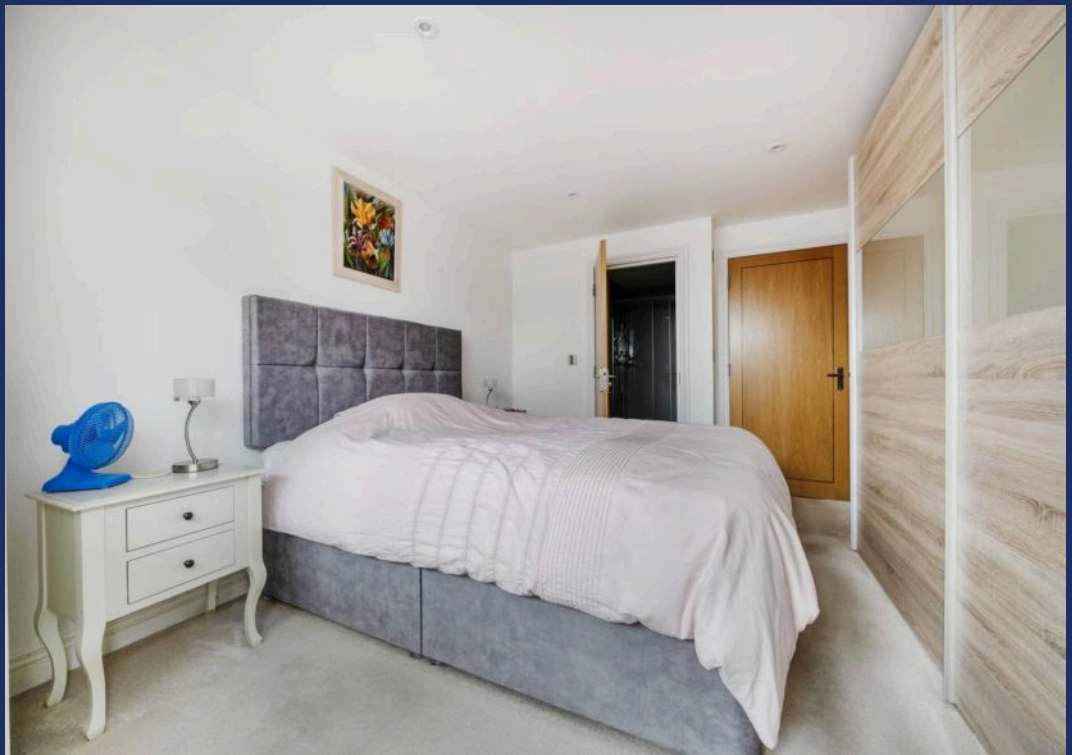




The property lies on Aldwick Avenue, a private road with direct residents access to Aldwick beach and with local amenities close by. The apartment itself lies behind secure gates is on the first floor, with lift access. The multi aspect accommodation is arranged over one floor. As you enter there is an entrance hall which gives access to a modern family bathroom and a guest, double bedroom. Moving through the accommodation there is an en-suite master bedroom with built in storage and the focal point of the property, an open plan, spacious sitting/dining/kitchen. The latter also has access out onto a balcony, perfect for sipping that morning coffee. Externally there is secure allocated parking and a delightful and well-kept communal garden. The latter having a south facing aspect and mainly being laid to lawn.

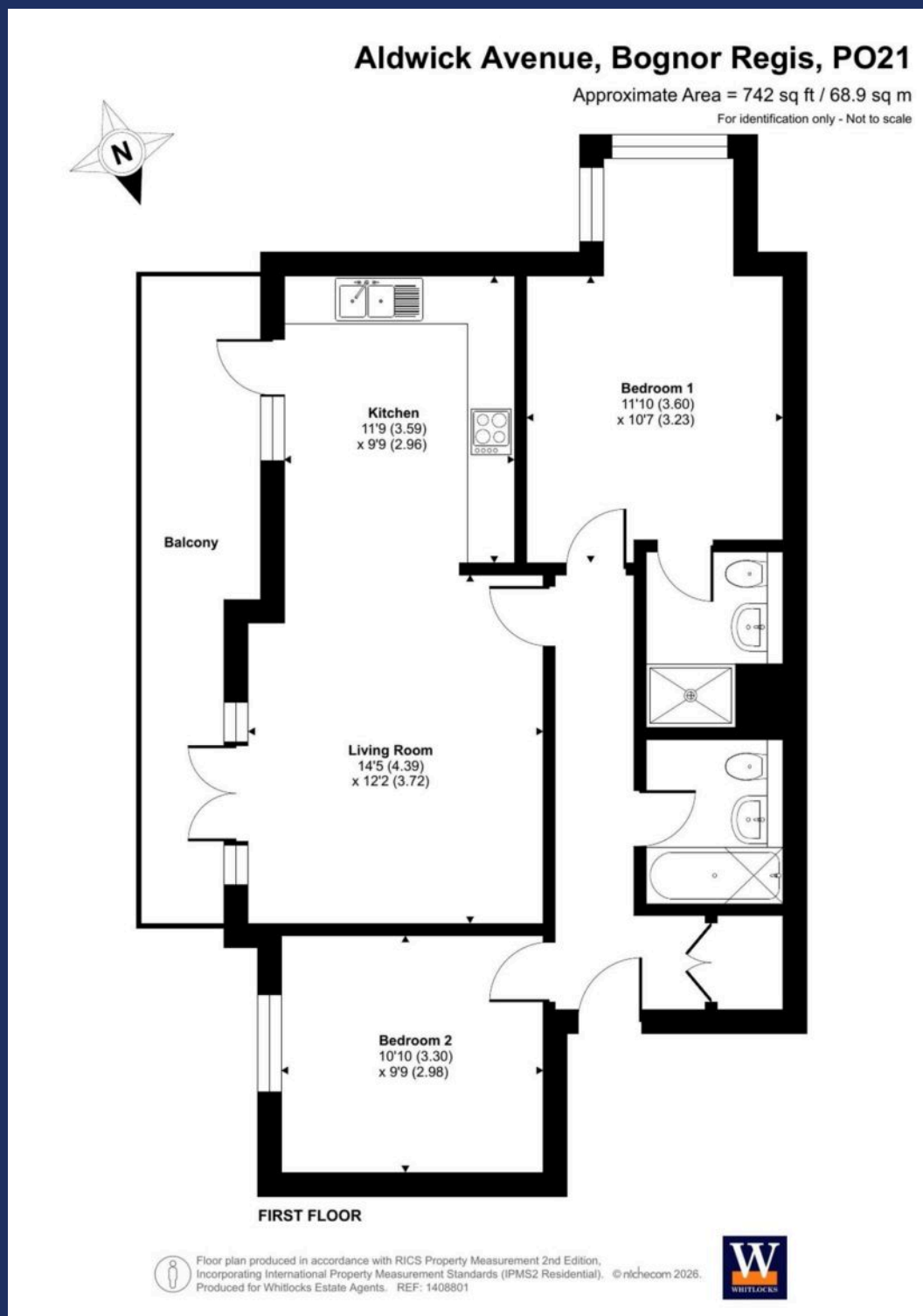






Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts and stretches all the way over to Felpham. Marine Park Gardens is also a point of interest and consist of a waterfront Park with a stunning array of well maintained flower displays, a fountain and a seasonal 18 hole putting green. The area also benefits from many notable waterfront Pubs and Restaurants. Within easy access to the popular Village of Rose Green as well as Aldwick Shopping Parade where a comprehensive variety of amenities can be found.

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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C