



WHITLOCKS
ESTATE AGENTS

Flat 16, Malmayne Court Aldwick Fields, Bognor Regis
£200,000



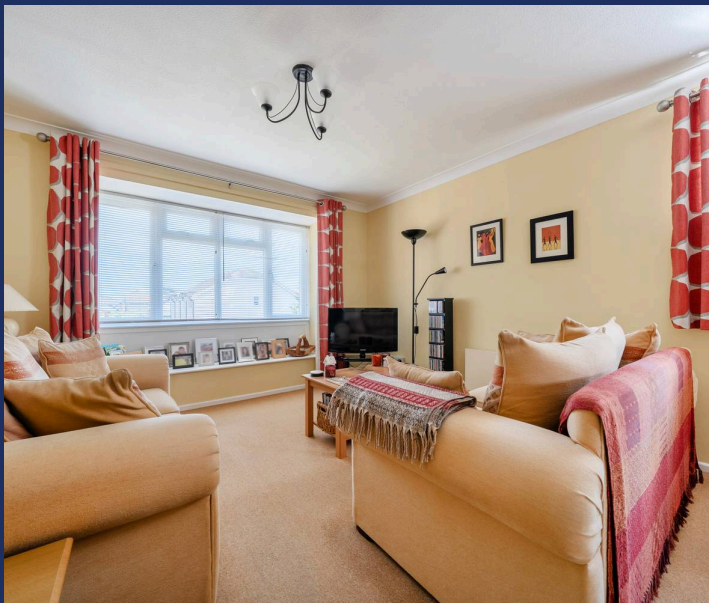
This well-presented two-bedroom first floor flat offers bright and spacious accommodation throughout, ideally suited to first-time buyers, investors, or those seeking a conveniently located home. The property features a generous lounge/dining room, a separate fitted kitchen, two well-proportioned double bedrooms and a modern bathroom. The layout is practical and well-balanced, with ample storage and plenty of natural light throughout.

Further benefits include double glazing, gas central heating and a well-maintained communal setting.

Situated in a popular residential location close to local amenities, transport links and the seafront, the property is offered in good decorative order and ready for immediate occupation.

Early viewing is recommended to appreciate the space and accommodation on offer.

- Spacious first floor flat
- Bright and well-presented throughout
- Generous lounge/dining room
- Separate fitted kitchen
- Two double bedrooms
- Modern bathroom suite
- Gas central heating
- Double glazing
- Ideal first-time buy or investment opportunity
- Popular residential location

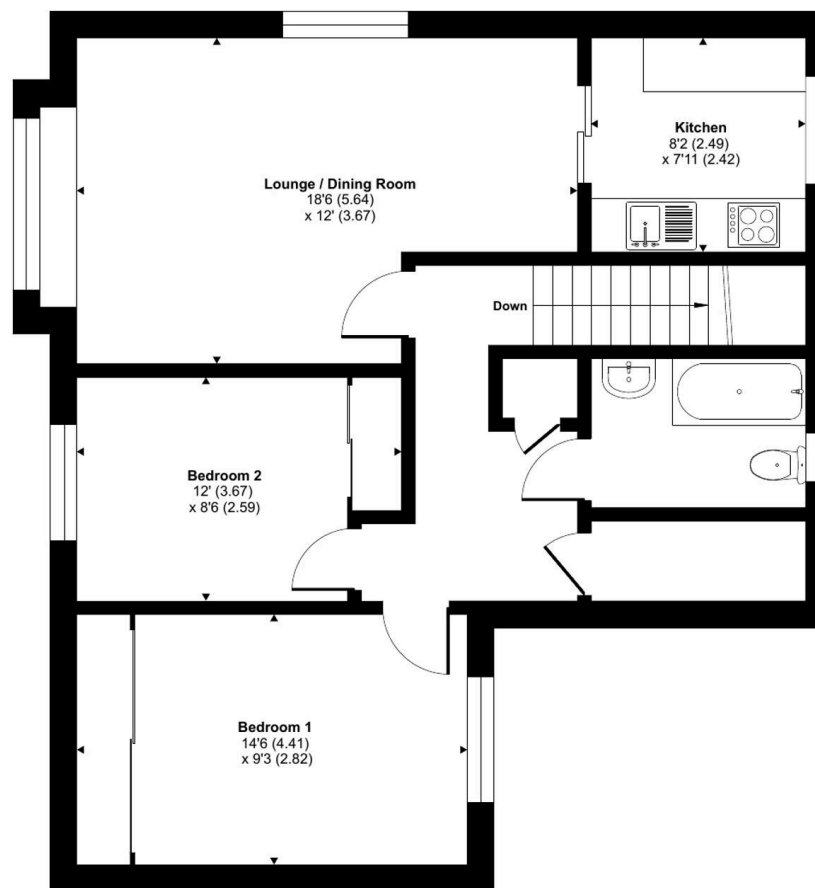


Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts 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.

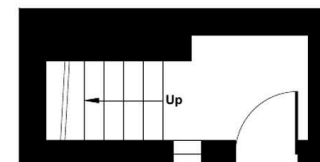
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Malmayne Court, Aldwick Fields, Bognor Regis, PO21

Approximate Area = 749 sq ft / 69.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: