

Asking Price
£170,000
Leasehold

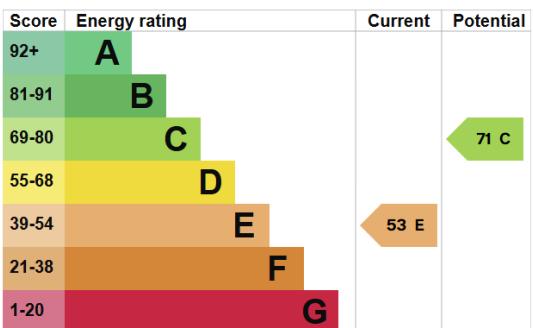
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Flat 8 Aldwick Court, Richmond Avenue West. PO21 2YG



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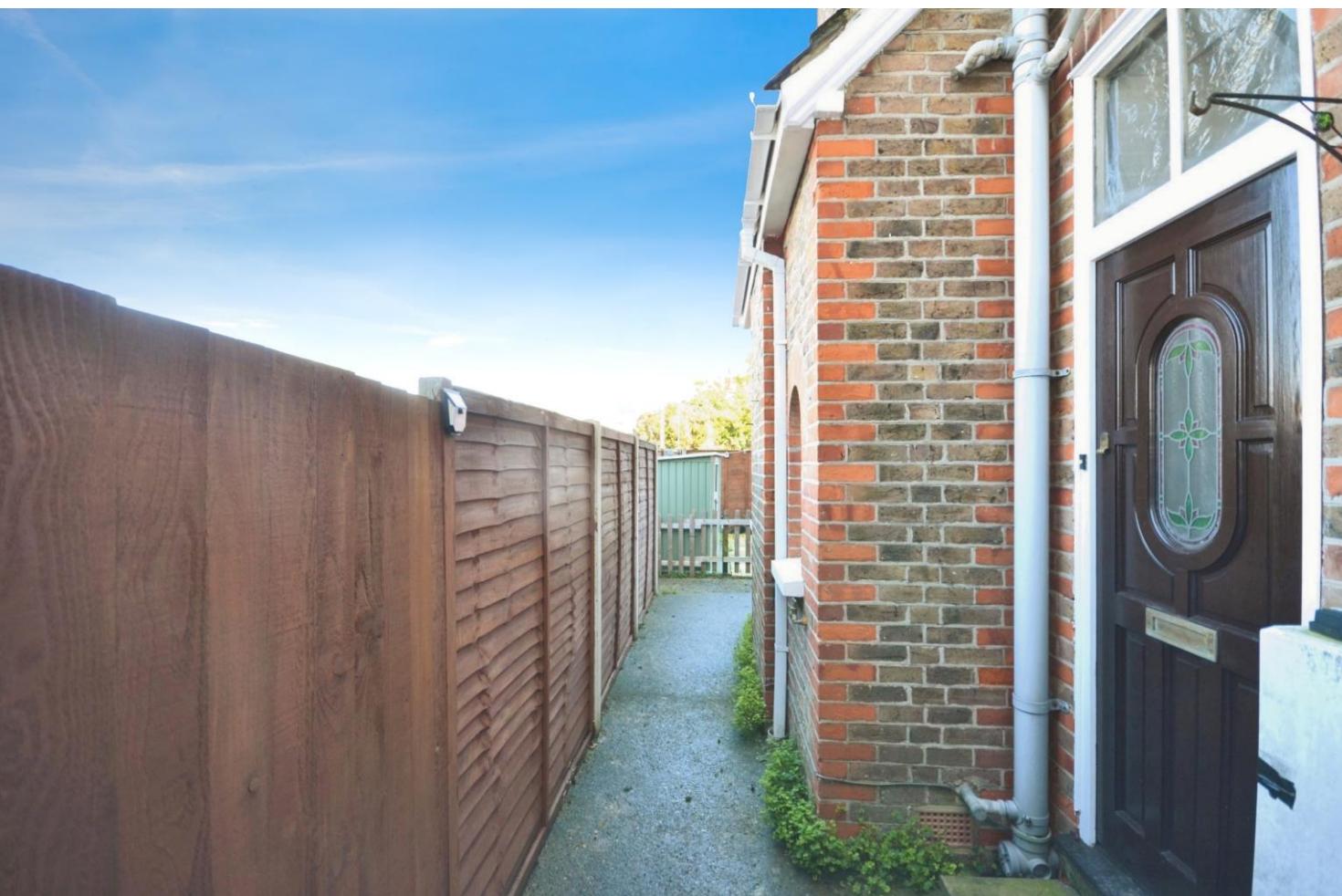
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IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.



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01243 861344



What the agent says... „, „

An excellent one-bedroom apartment, ideally located in the heart of Aldwick. This deceptively spacious property offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The apartment is entered via a large T-shaped entrance hall, providing a real sense of space and practicality. The accommodation comprises a bright and airy living room with direct access to the private patio garden, a well-appointed kitchen, a double bedroom with fitted storage and a bathroom featuring a shower over the bath.

A particular highlight of this property is the large patio garden, complete with a useful shed – perfect for outdoor dining, relaxation or additional storage. The apartment also benefits from allocated parking.

Situated in beautiful Aldwick, the property enjoys a highly convenient location just a stone's throw from West Park, the seafront and a range of local shops and amenities. Early viewing is highly recommended to fully appreciate the space, location and reminders of this superb apartment.

Material Information:

Council Tax: Arun District Council Band B
 Property Type: Ground Floor apartment
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Electric
 Broadband: ADSL
 Parking: Allocated
 Restrictions: None

On 21/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile		Indoor	Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Liveden. Please see the property on the Clarkes Website for further details.

- **Ground Floor apartment**
- **Double bedroom**
- **Built in storage**
- **Private patio garden**
- **Ideal for First Time Buyers**



Accommodation

Living Room - 4.45m x 4.14m (14'7" x 13'6")

Bedroom - 2.78m x 2.65m (9'1" x 8'8")

Kitchen - 3.6m x 1.77m (11'9" x 5'9")

Bathroom - 3.15m x 1.92m (10'4" x 6'3")



Lease Information

The seller informs us that there are 158 years remaining on the lease, the current ground rent is a nominal £1 pa and the current maintenance charge is £2,792 pa (paid half yearly). We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

