



Coastguards



The Estate Agency for Quality Property

6 Coastguards Parade
Barrack Lane
Craigweil-on-Sea
Bognor Regis
West Sussex
PO21 4DX

3 Malmayne Court
Aldwick Fields
Aldwick
Bognor Regis
West Sussex, PO21 3SW

Tel No: (01243) 267026

Fax No: (01243) 267635

E:mail: office@coastguardsproperty.co.uk

www.coastguardsproperty.co.uk



**ENTRANCE HALL, FIRST FLOOR LANDING, LIVING/DINING ROOM, KITCHEN,
BEDROOM AND BATHROOM**

PRICE: £159,950 LEASEHOLD with a share of the Freehold.

COUNCIL TAX BAND: B

TENURE: 999 years from 1985

MAINTENANCE: £92 per month

EPC RATING: C

SE159

VIEWING IS STRICTLY BY APPOINTMENT WITH THIS AGENCY



Property Details

A purpose built one bedroom first floor apartment situated in the highly sought after Aldwick Fields residential development, to the West of Bognor Regis town centre. The property benefits from its own private entrance which leads into an entrance hallway with staircase rising to a generous first floor landing with large built-in storage cupboard and additional airing cupboard. The side aspect living/dining room provides a generous bay style double glazed window and sliding glazed casement doors lead into the front aspect kitchen which offers a pleasant outlook. The double bedroom is at the rear of the property and there is a bathroom with white suite.

The property further offers double glazing and electric heating.

Externally there is an allocated under cover parking space, visitor's parking spaces and well tended communal gardens.

NB – There is NO age restriction within this development.





The accommodation is arranged in the following manner:-

A u P.V.C double glazed private front door with matching flank double glazed panel leads into the:-

Entrance Hall

With a wall mounted electric heater. A wide carpeted staircase rises to the:-

FIRST FLOOR

Landing

With a useful walk-in storage cupboard (8' x 3' approx.) and additional airing cupboard housing the hot water cylinder with part shelving. Doors lead to the living room, bedroom and bathroom.

Living/Dining Room

18' 8 x 11' 2 narrowing to 7' 7 in the dining area approx. With a large double glazed bay style window to the side with deep sill (excluded from the room measurements). Additional double glazed natural light circular port hole style window to the side. Wall mounted electric heater. Fitted carpet. Coving. Sliding glazed double doors to the:-



Living/Dining Room Contd ...





Kitchen

8' 4 x 7' 8 approx. With a double glazed window to the front enjoying a pleasant outlook towards trees along Aldwick Fields. Range of base, drawer and wall mounted units with fitted work surface. Circular bowl sink unit. Tiled splash back. Integrated four ring electric hob and oven. Under counter space for a fridge or freezer and washer machine. Electric heater. Coving. **N.B APPLIANCES NOT TESTED**



Bedroom

12' 1 x 9' 5 approx. With a double glazed window to the rear. Wall mounted electric heater. Fitted carpet. Two wall light points. Coving.



Bedroom Continued ...



Bathroom

7' 11 x 6' 1 approx. With an obscure double glazed window to the front. White suite of bath with electric shower over and fitted shower screen, close couple wc and pedestal wash basin. Tiled splash backs. Electric ladder style heated towel rail. **N.B APPLIANCES NOT TESTED**





OUTSIDE AND GENERAL

Well tended communal gardens surround the development with pathways leading to the apartments. There is allocated parking with this apartment benefiting from a nearby covered car port. There are also visitors parking spaces.

All reasonable care has been taken in the preparation of these details. Whilst believed to be accurate, these details are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All descriptions, photographs, plans and measurements are for guidance and illustration only and may not necessarily be to exact scale.

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 3 Malmayne Court, Aldwick Fields, BOGNOR REGIS, PO21 3SW

Dwelling type:	Top-floor flat	Reference number:	9952-2885-7009-9828-1611
Date of assessment:	25 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	29 October 2018	Total floor area:	54 m ²

Use this document to:

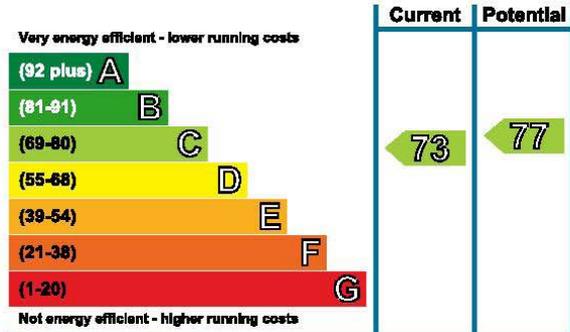
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,578
Over 3 years you could save	£ 243

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 147 over 3 years	
Heating	£ 918 over 3 years	£ 735 over 3 years	
Hot Water	£ 453 over 3 years	£ 453 over 3 years	
Totals	£ 1,578	£ 1,335	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

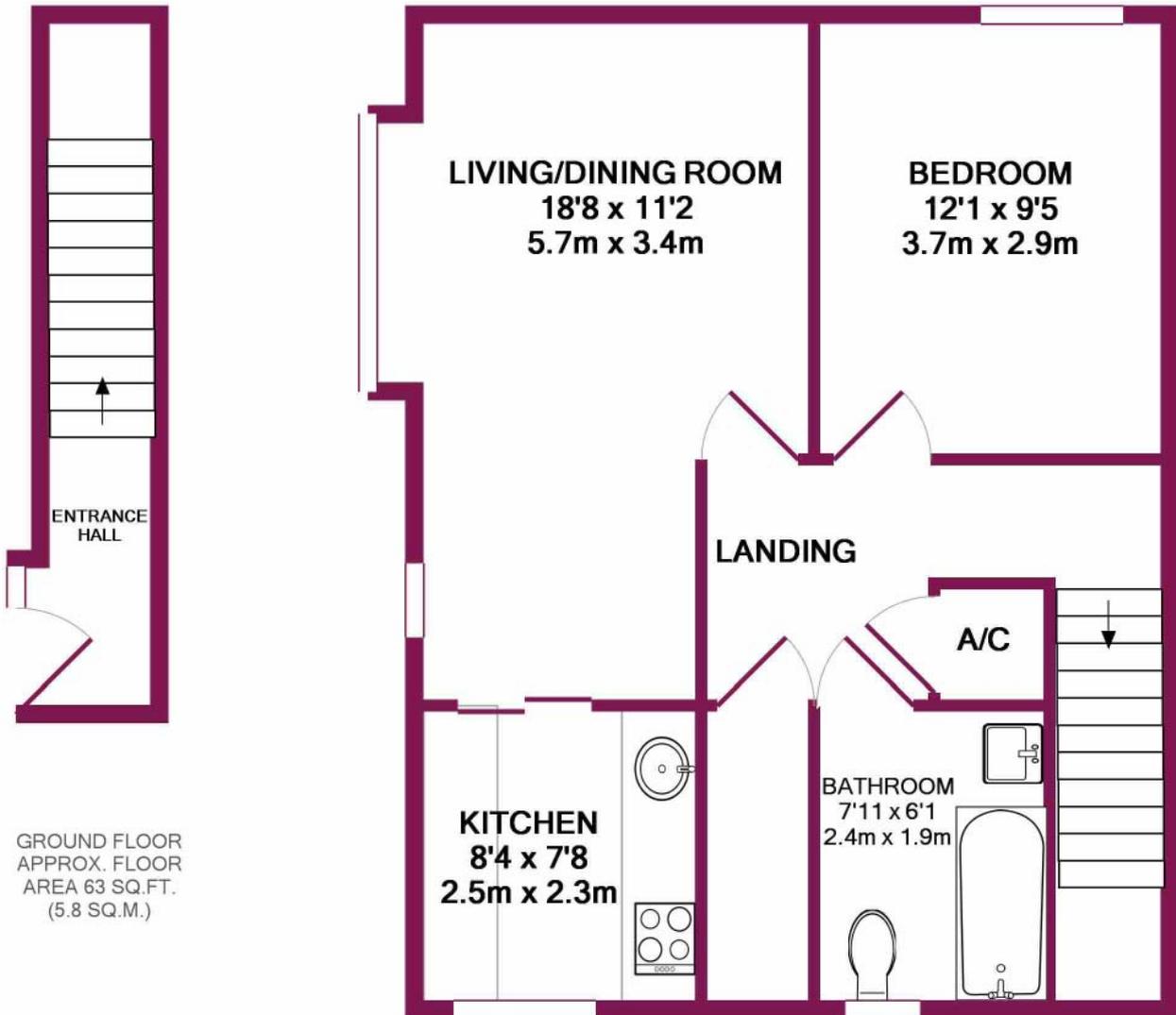
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 45
2 High heat retention storage heaters	£800 - £1,200	£ 198

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

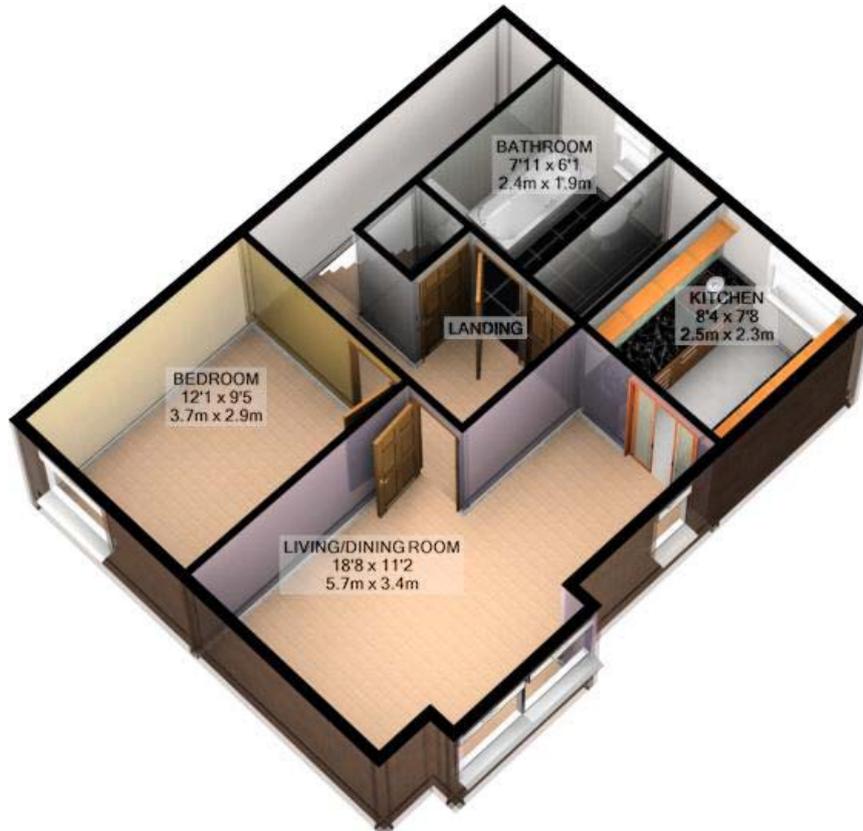


GROUND FLOOR
 APPROX. FLOOR
 AREA 63 SQ.FT.
 (5.8 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 552 SQ.FT.
 (51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 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



1ST FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 83 SQ.FT.
(7.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 SQ.M.)

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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