

6 Blackmill Court, 27 Princess Avenue, Bognor Regis

Price £190,000

Henry Adams
estate agents

6 Blackmill Court, 27 Princess Avenue

- Immediate `exchange of contracts' available Sold via `Secure Sale'
- Purpose Built First Floor Apartment
- Lift and Stairs to all Floors
- Dual Aspect Sitting Room
- Modern Fitted Kitchen with Appliances
- Two Generous Double Bedrooms
- Popular Aldwick Location
- Allocated Parking Space
- Secure Entry Phone System
- Vacant Possession/No Forward Chain

Welcome to this beautifully presented two bedroom flat, perfectly positioned on the first floor of a purpose built development in the popular Aldwick area.

Communal entrance porch with post boxes. Step inside the apartment and you'll find a light-filled dual aspect sitting room and a modern fitted kitchen with integrated appliances. There are two generous double bedrooms offering plenty of space for relaxation or working from home. The contemporary bathroom suite is sleek and stylish, panel bath with shower over.

This well maintained apartment also benefits from a secure entry phone system and both lift and stair access to all floors, ensuring convenience for everyone. With vacant possession and no forward chain, you can move straight in and make this space your own. There's also an allocated parking space for added peace of mind.



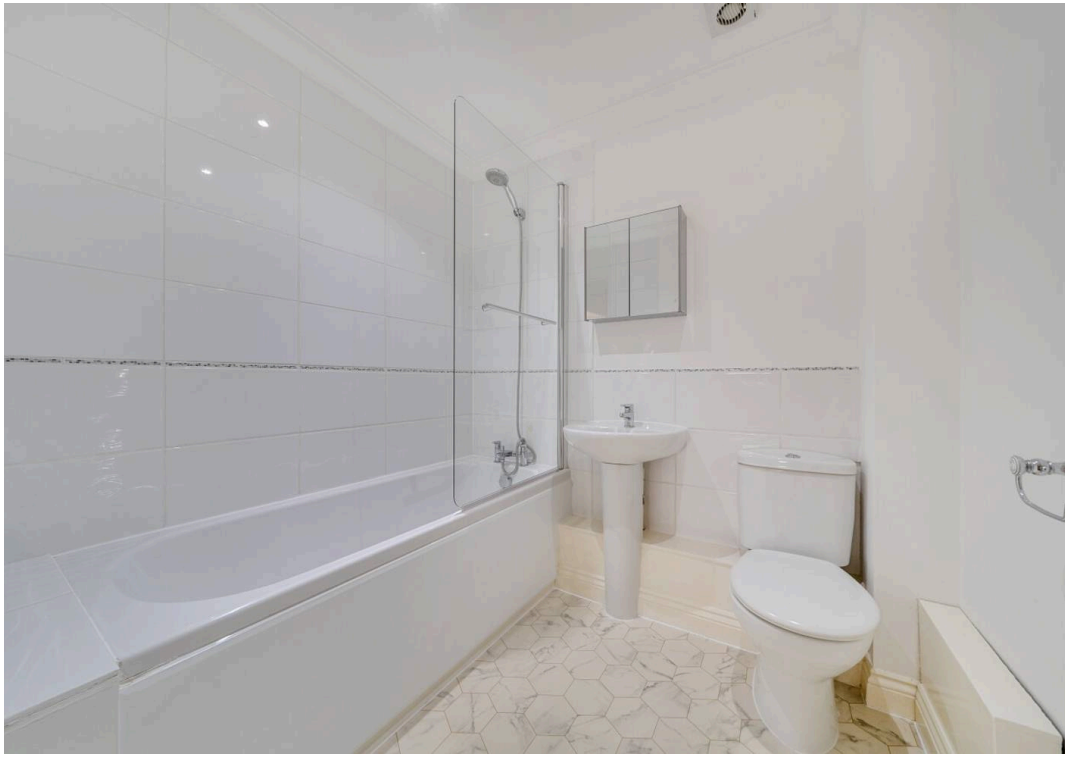


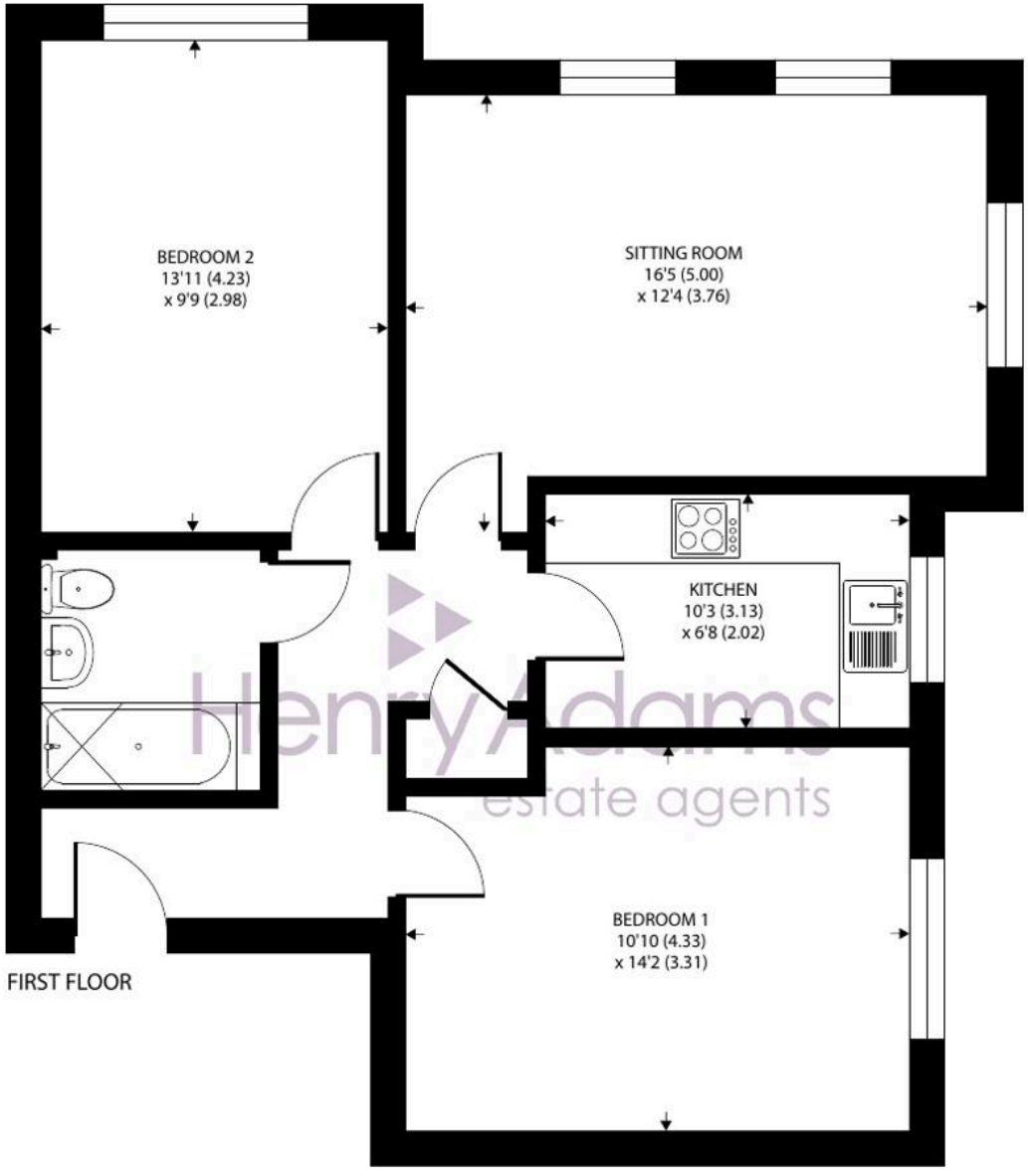












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Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Henry Adams. REF: 1401665

The location is fantastic, just a short stroll from Marine Park Gardens, the beach, and the promenade, so you can enjoy seaside living at its best. Whether you're a first time buyer, downsizer, or looking for a smart investment, this property ticks all the boxes for modern, comfortable living in a sought-after spot. Book your viewing today and see for yourself.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123

The property is situated in the popular residential area of Aldwick, just 150 metres from Aldwick beach and Marine Park Gardens, near the traditional beach huts and promenade which offers a level walk to Bognor Regis pier and continues onto Felpham. There is a local shopping parade with a variety of shops and restaurants including a Tesco Express, these are all within easy walking distance.

What3Words ///flats.chins.splash

Tenure: We understand there is 125 year lease from 25th March 2008.

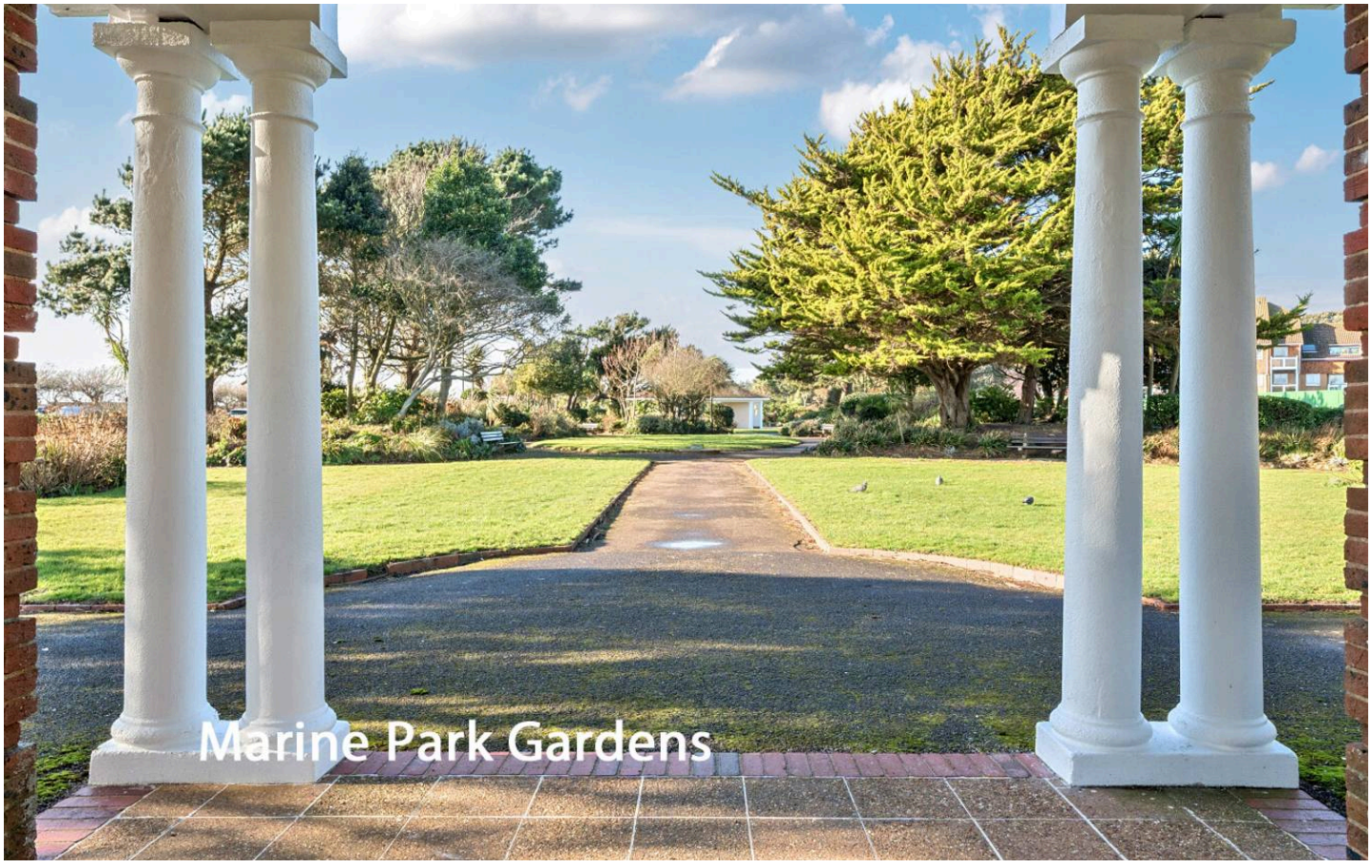
Maintenance Charge: We understand the maintenance charge is currently £1,295 per 6 months.

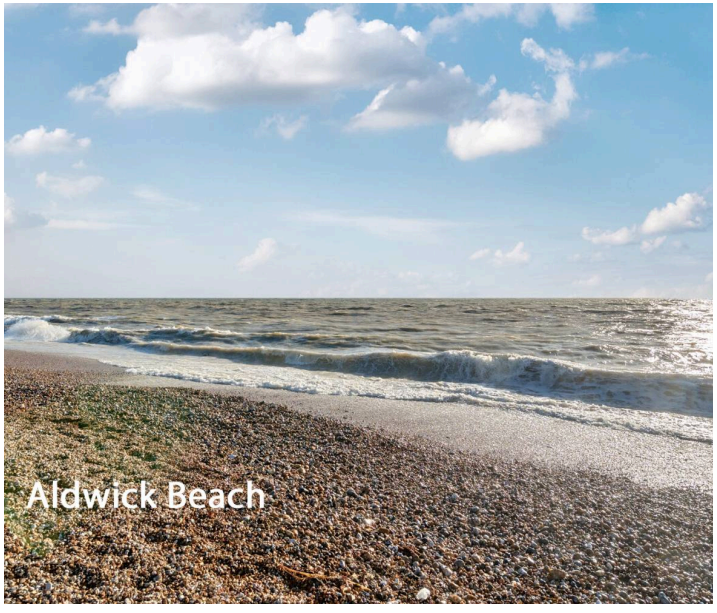
Ground Rent: We understand the ground rent is currently £150 p.a. - £75 payable in March and September.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B









Henry Adams - Bognor and Aldwick

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.