



14 The Quarterdeck

Kings Parade | Aldwick | Bognor Regis | West Sussex | PO212FZ

Guide Price £600,000

Share of Freehold

14 The Quarterdeck

Kings Parade | Aldwick | Bognor Regis | West Sussex | PO21 2FZ

TW600 - 03/25

Features

- Four Storey Town House
- Superb Sea Views
- Overlooking Marine Park Gardens
- Terrace, Balcony and Roof Terrace
- Double Length Garage For Two Cars
- Award Winning Development
- Leasehold With Share Of Freehold
- NO ONWARD CHAIN
- 1,637 Sq Ft / 152.1 Sq M (Inc. Garage)

Situated within an award winning development built by Hamlet Homes Ltd to a very high standard, circa 2005 and in the same ownership from new, this spacious four storey town house is just one of three houses within the small development, occupying a delightful position opposite Marine Park Gardens, with far reaching southerly sea views from the terraces and balcony.

The accommodation, which is spread over four floors, comprises in brief ground floor entrance hall and utility room, first floor living room, 'Paula Rosa' fitted kitchen and first floor shower room, second floor master bedroom with en-suite shower room and guest bedroom with adjacent bathroom and third floor superb, vaulted third bedroom/lounge.

Features include gas fired under-floor heating and double glazing throughout, a large integral garage, southerly tiered private front garden with patio/terrace accessed from the first floor living room, second floor balcony accessed from the master bedroom and a private sun terrace accessed from the top floor third bedroom/lounge, all with uninterrupted southerly sea views.

A glazed front door with glazed natural light side panel leads from the development's private courtyard into the entrance hall with fitted carpet. A carpeted staircase rises to the first floor. Under the stairs there is a large walk-in storage cupboard housing the electric meter and modern consumer unit. A door leads through to the utility room measuring 8' 8" x 6' 8" with fitted units and work surface, along with single drainer sink unit, a water softener and plumbing for a washing machine and under counter appliance. A further door leads into the integral double length garage measuring 27'2" x 9'1" with power, light and electrically operated door.

The carpeted first floor landing has a door to the living room, carpeted staircase to the second floor and door to the shower room which measures 6' 9" x 5' 7" and is furnished with a white suite of shower enclosure with fitted shower, wash basin, close coupled wc, tiled walls and floor with an obscure glazed window to the rear of the building.

The 'L' shaped living room with fitted carpet measures 18' 5" x 16' 2" overall with a large bay window providing access to the raised terrace, with southerly views over the gardens towards the sea.





The living room and kitchen are open plan. The modern fitted kitchen measures 12' 5" x 8' 10" with a window to the rear of the building and includes a comprehensive range of light grain units, roll edge work surfaces, 1 1/2 bowl single drainer single unit, gas hob with hood over, integrated eye level double oven, integrated dishwasher and fridge/freezer, along with a wall mounted concealed gas combination boiler.

The second floor comprises a landing with staircase to the third floor, a master bedroom, a guest bedroom and a separate bathroom.

The master bedroom measures 13' 6" x 12' with fitted wardrobes, French doors to the front opening onto a southerly balcony and door to the adjoining en-suite shower room with shower cubicle, close coupled wc, wash basin, tiled walls and floor, electric radiator/towel rail and high level window to the front.

The guest bedroom measures 12' 5" x 8' 11" with a window to the rear courtyard. The adjacent bathroom is furnished with shaped panel bath with mixer tap/shower attachment, close coupled wc, wash basin and electric radiator/towel rail along with an obscure window to the rear and fully tiled walls and floor.

The third floor can be used either a fabulous third bedroom or a delightful lounge measuring 20' 2 x 16' 2 overall with a 11' 4 high vaulted ceiling with a triangular opening window to the rear giving views of the South Downs, natural light skylight windows to the front and a fully glazed front elevation leading out to a generous southerly paved roof terrace with far reaching sea views.

Please Note: Parking for this property is within the garage. This Property is offered for sale with No Onward Chain.



Front door and garage (at rear of building)



Living Room



Kitchen



Third floor vaulted room



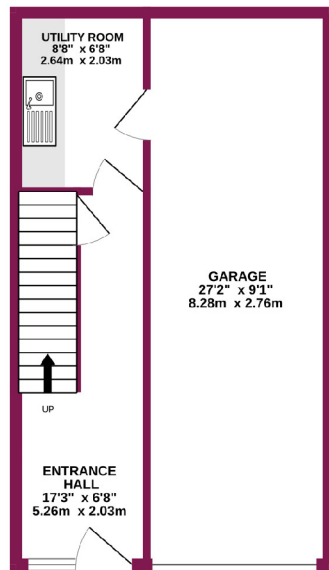
Third floor vaulted room



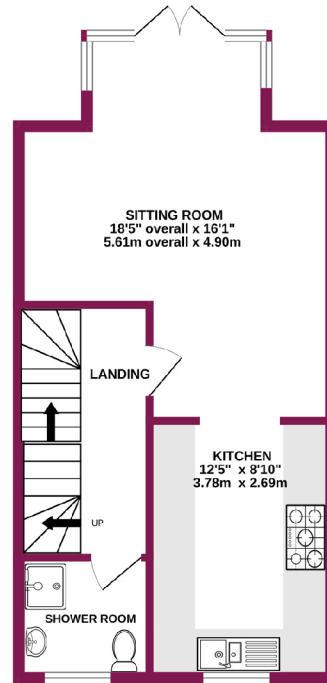
Master Bedroom



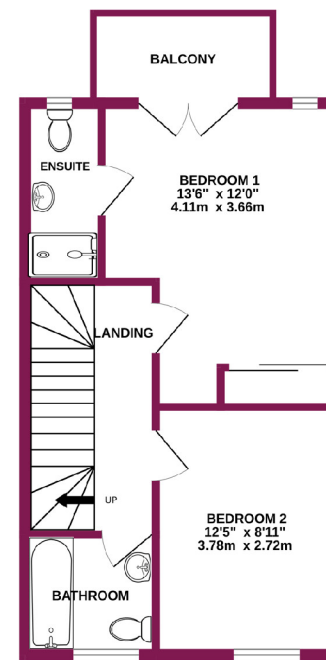
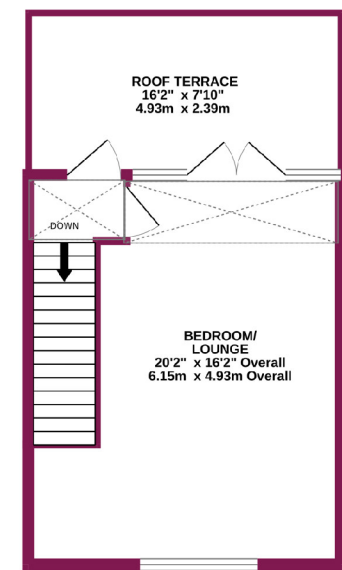
GROUND FLOOR



1ST FLOOR



2ND FLOOR

3RD FLOOR
302 sq.ft. (28.0 sq.m.) approx.

TOTAL FLOOR AREA : 1637sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025



Current EPC Rating: C (77)

Council Tax: Band F £3,174.55 p.a.
(Arun District Council / Aldwick 2024-2025)

Tenure: Balance of 999 Year Lease (983 years remaining) with Share of Freehold

Managing Agents: Stride & Son Chichester

Service Charge Including Building Insurance: £1,663.00 p.a.

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.