



16 Red Ridges, Kings Parade, Aldwick PO21 2TS  
£325,000 Leasehold - Share of Freehold



3 Bedrooms



1 Bathroom



1 Reception Room

*Sw*  
Sims Williams

## Key Features

- Seafront Apartment
- Sea View Balcony
- Triple-Aspect Lounge
- Modern Kitchen
- Re-Fitted Shower Room
- Additional WC
- Lift And Stairs
- Allocated Carport
- No Forward Chain

## EPC Rating

Current = E

Potential = C

## Council Tax Band

Band = D

## Tenure - Leasehold - Share of Freehold

Length of Lease: 999 Years From December 2020

Years Remaining: 994 years Remaining

Service Charge: £1818 Per Annum

Restrictions apply, ask agent for details



Approximate Area = 1195 sq ft / 111 sq m (excludes store)

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Total = 1354 sq ft / 125.7 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). © nitchecom 2025.  
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#### CHICHESTER

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.