





3 The Quarterdeck, Kings Parade, Aldwick

A superb spacious apartment in The Quarterdeck, a stunning contemporary marine development.

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- ▶ **First Floor Marine Apartment**
- ▶ **Kitchen with Integral Appliances**
- ▶ **Principal Bedroom with Dressing Area and En-Suite**
- ▶ **South and West Facing Balconies**
- ▶ **Video Entry Phone System**
- ▶ **Open Plan Living Accommodation with Sea Views**
- ▶ **Double Bedroom**
- ▶ **Family Bathroom**
- ▶ **Lift and Stairs**
- ▶ **Allocated Carport**

Situated to the west of Bognor Regis with glorious views from the south westerly facing balcony and from the west facing balconies, you have views of the sea and overlooking West Park.

The open plan living accommodation comprises, useful entrance lobby with further door to welcoming entrance hallway with built-in recessed double cupboard, spacious open plan sitting room with double doors to the generous balcony with views across to the sea, Marine Park Gardens and West Park. The dining area has access to another balcony and kitchen/breakfast room with quality fitted kitchen and integral appliances. The principal bedroom suite has a dressing area and en-suite shower room and door to a terraced balcony, which is also accessed by the second double bedroom. There is also a spacious family bathroom.

There is an allocated carport located to the rear of the building.

A viewing is an absolute must to appreciate the unique accommodation on offer, together with its convenient location and views.

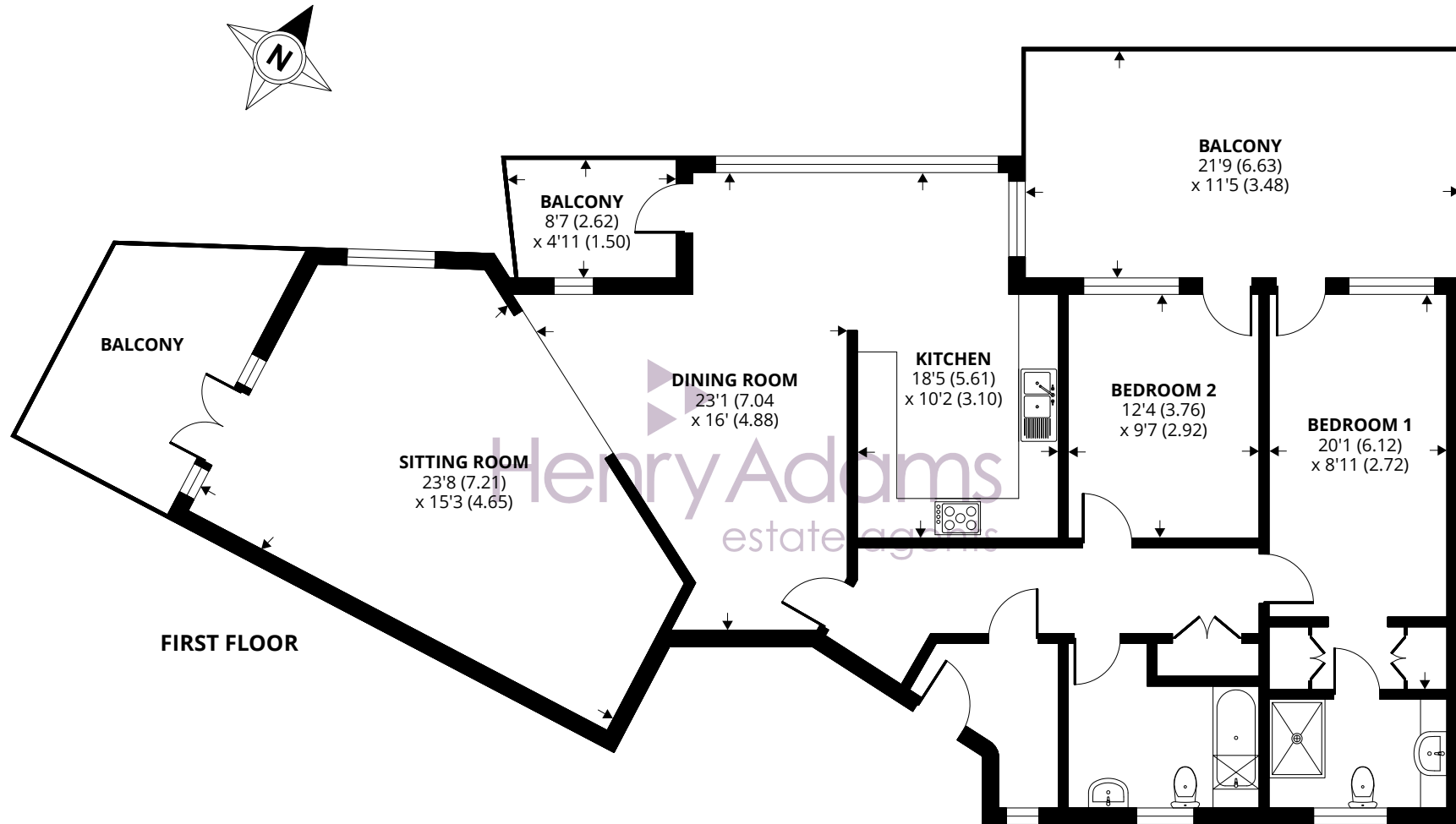
Early vacant possession may be possible as there is no onward chain.

Council Tax Band: E









Approximate Area = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



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.

Location

The Quarterdeck is situated in Aldwick alongside Marine Park Gardens, which is a waterfront park with delightful gardens, a water fountain and a seasonal 18 hole putting green with covered seating areas. The Aldwick promenade has traditional beach huts and an ice cream parlour along with popular public houses and restaurants, all within easy walking distance.

Tenure: We understand there is a 999 year lease from 24/06/2005.

Maintenance Charge: We understand the maintenance charge is approximately £3,200 p.a.

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