



12 The Quarterdeck Kings Parade, Bognor Regis

Guide Price £425,000

12 The Quarterdeck Kings Parade

Rare opportunity to purchase a seaside town house in Aldwick with views over West Park and out to sea.

- Seaside Town House
- Sitting/Dining Room with Views
- Kitchen plus Separate Utility Room
- Two/Three Bedrooms
- Bathroom and Additional Shower Room plus En-Suite Shower Room
- West Facing Balconies with Views
- Double Garage in Tandem
- Share of Freehold
- Terrace and Steps to Courtyard

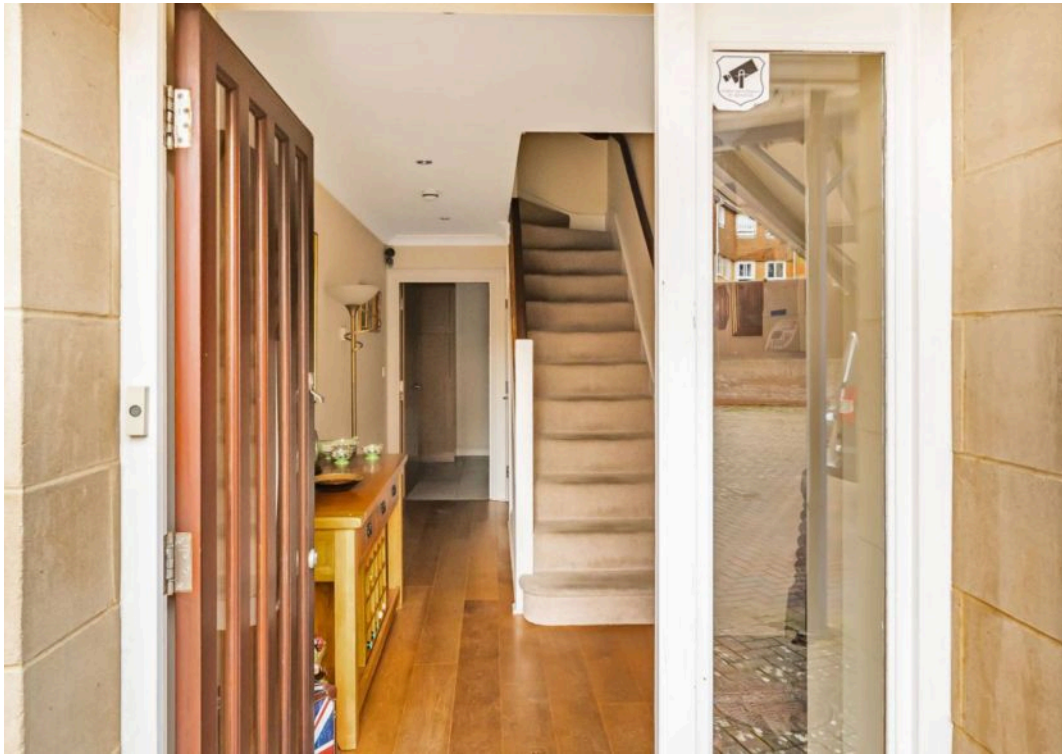
This unique award-winning four storey town house has sea views to West Park from the terrace and balconies. Situated in Aldwick, less than 100m from the sea. The bright and spacious accommodation has under floor heating and comprises welcoming entrance hall with stairs rising to all floors and door to utility room.

The first floor comprises sitting/dining/family room with double doors to west facing terrace with views to West Park and the beach and steps down to a courtyard. There is a fully fitted kitchen with integral appliances plus a shower room.

The second floor comprises the principal bedroom with en-suite shower room, fully fitted wardrobes and double doors to the balcony with views plus second double bedroom.

Cont ...









Kings Parade, Bognor Regis

Approximate Area = 1365 sq ft / 126.8 sq m

Garage = 239 sq ft / 22.2 sq m

Total = 1604 sq ft / 149 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Henry Adams. REF: 1102172

The third floor comprises a fabulous dual aspect double bedroom/reception room with high vaulted ceiling and double doors to an impressive and generous terrace with spectacular views over West Park and the sea. Viewing is an absolute must to appreciate this unique property and its prestigious position.

The Quarterdeck is situated in Aldwick less than 100m from the beach alongside Marine Park Gardens, which is a seafront park with delightful gardens, a water fountain and a seasonal 18 hole putting green with covered seating areas. It is adjacent to West Park, a green open space with café and playground. 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 24th June 2005.

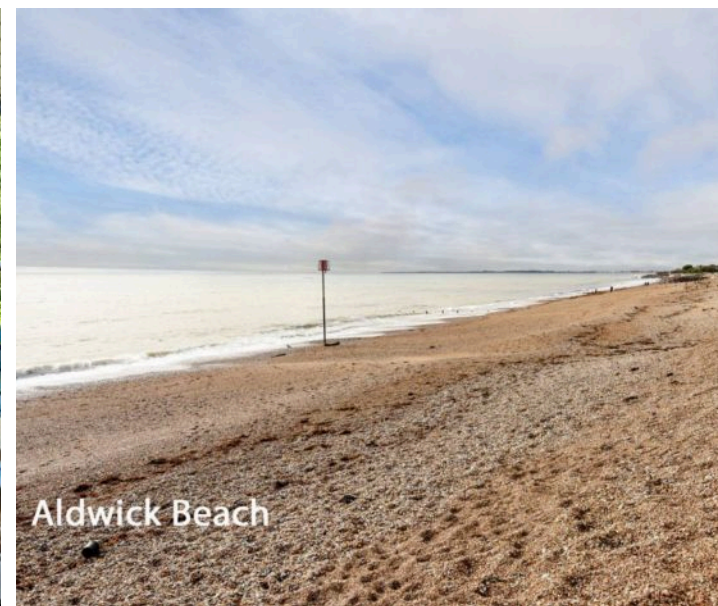
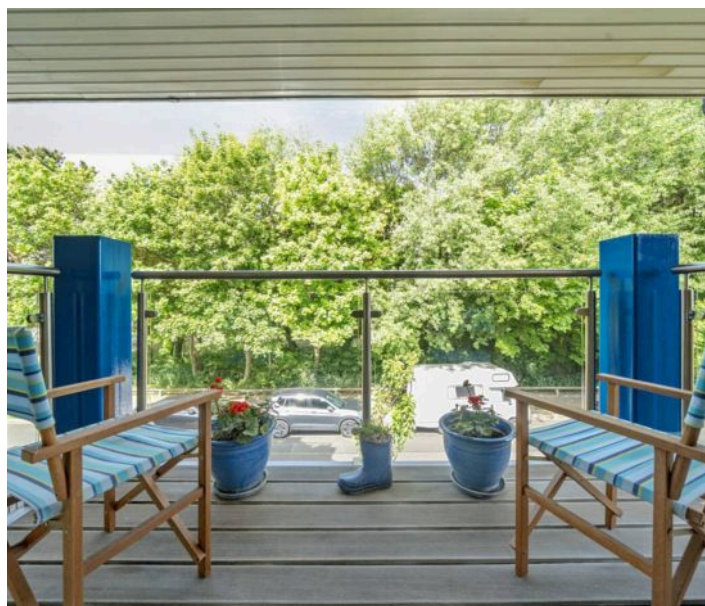
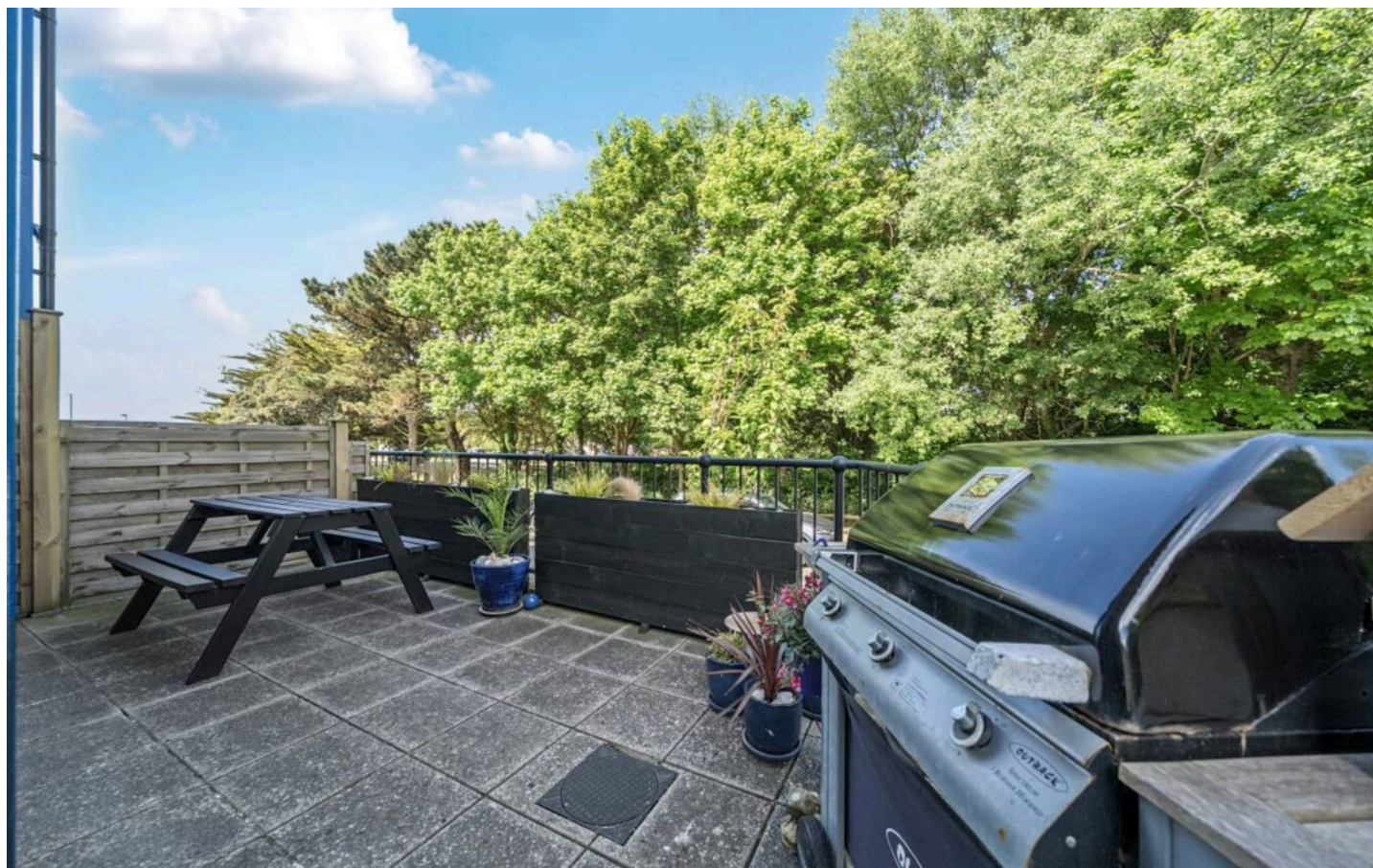
Maintenance Charge: We understand the maintenance is approximately 1,373 p.a.

What3Words ///rare.lost.overnight

Council Tax Band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



Aldwick Beach



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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.