



Flat 4 Queens Court, Kings Parade, Bognor Regis

Guide Price £190,000

Flat 4 Queens Court, Kings Parade

- One Bedroom Ground Floor Flat
- Private Entrance
- Excellent Condition
- Lovely Views Over Marine Park Gardens
- Modern Refitted Kitchen
- Off-Street Parking
- No Onward Chain
- Modernised Throughout

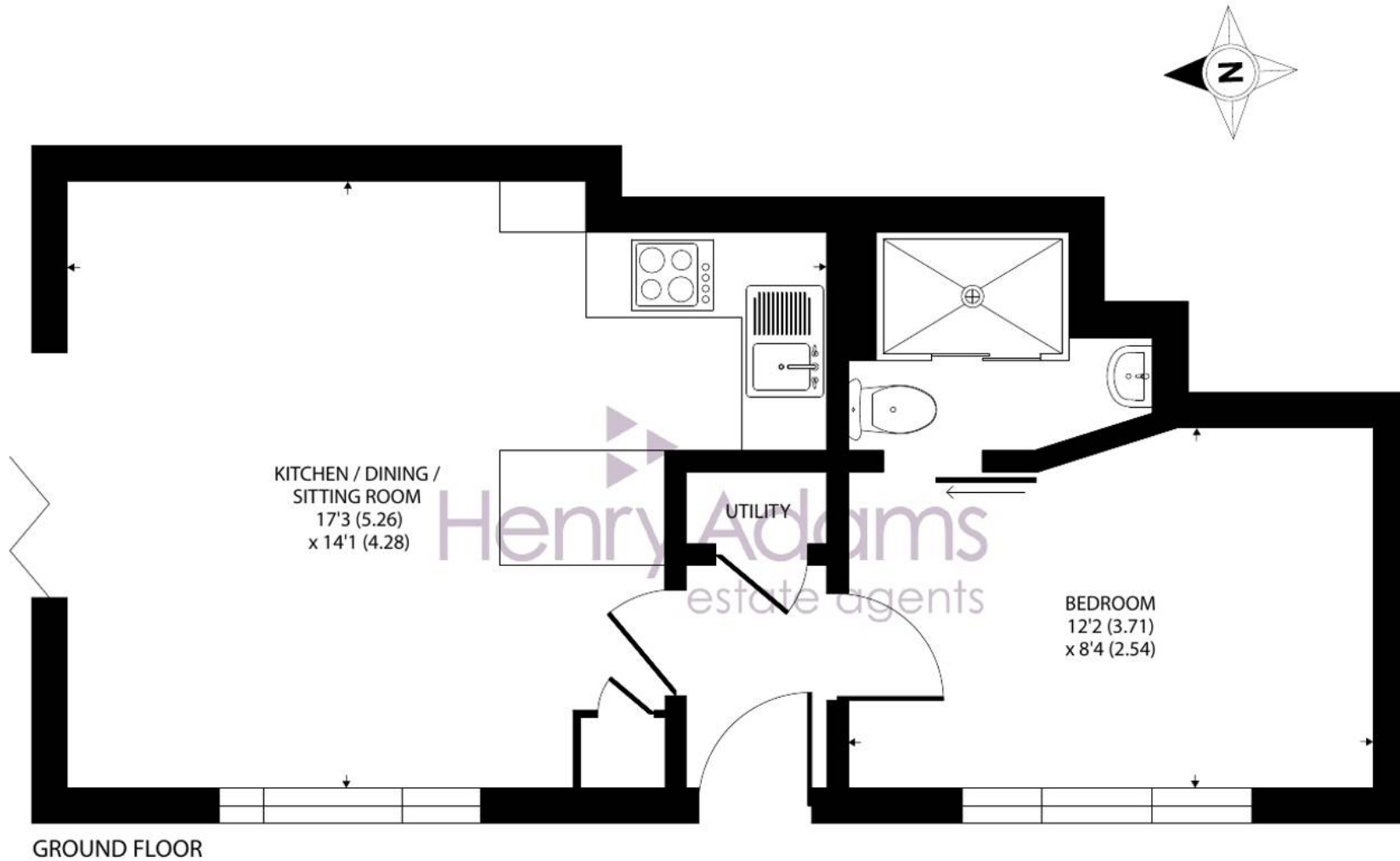
Welcome to this cosy ground floor one bedroom flat overlooking the beautiful Marine Park Gardens next to the beach.

This fully modernised flat is presented in excellent condition throughout with contemporary colours and finishes and benefits from it's own private entrance.

Step through the front door to be welcomed into entrance hall which leads to the double bedroom and reception room. In the hallway is a large floor to ceiling cupboard which contains space and plumbing for a washing machine. The reception room features a double aspect room with beautiful a bi-fold door opening onto the patio overlooking the Gardens and beach, which although formally communal is only used by this flat. The reception room also benefits from a modern open plan kitchen area with high-end modern integrated units and ample work surfaces. The bedroom has a large casement window and a refitted, modern en-suite shower room.







Kings Parade, Bognor Regis

Approximate Area = 375 sq ft / 34.8 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 2025. Produced for Henry Adams. REF: 1372045

There are only four flats in the well maintained building which includes a share of the freehold and also the additional benefit of an off-street parking space. The property comes with the added advantage of no onward chain.

Queens Court is situated in Aldwick overlooking Marine Park Gardens, the Aldwick beach huts and out to sea. There is a range of local convenience stores, pubs and restaurants on the Aldwick shopping parade, which are within easy walking distance. Bognor Regis town centre is approximately two miles away with its precinct shopping facilities, the beach, promenade and the mainline railway station with services to London Victoria and the South Coast. There is an excellent bus service available.

What3Words ///supporter.amused.libraries

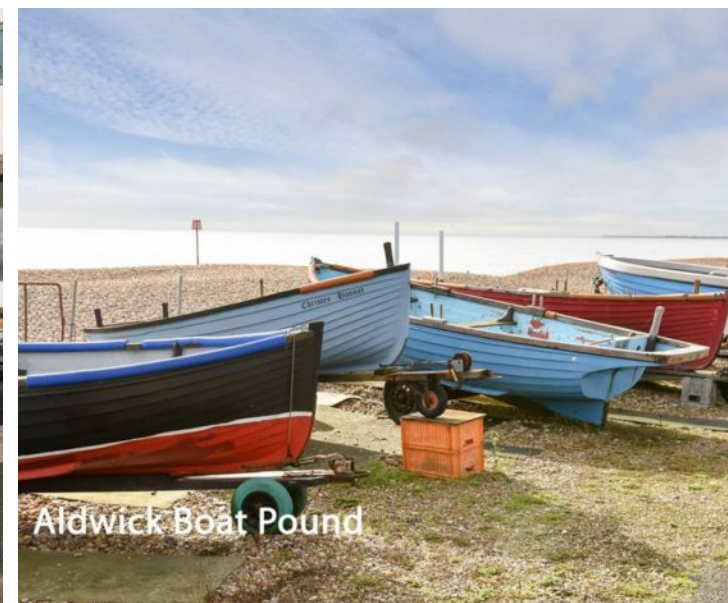
Tenure: We understand there is 189 year lease from 17/04/70.

Maintenance Charge: We understand the maintenance is charged as and when work is required (14.81% of all outgoings).

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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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.