



## 6 The Quarterdeck Kings Parade, Bognor Regis

Guide Price £500,000 Share of Freehold

## 6 The Quarterdeck Kings Parade

- Contemporary Marine Apartment
- Open Plan Living Accommodation
- Quality Fitted Kitchen/Dining Area
- South Facing Breakfast Balcony
- Principal Bedroom with Dressing Area and En-Suite Shower Room
- Double Bedroom with South Facing Balcony
- Under Floor Gas Central Heating
- Video Entry Phone System
- Lift and Stairs

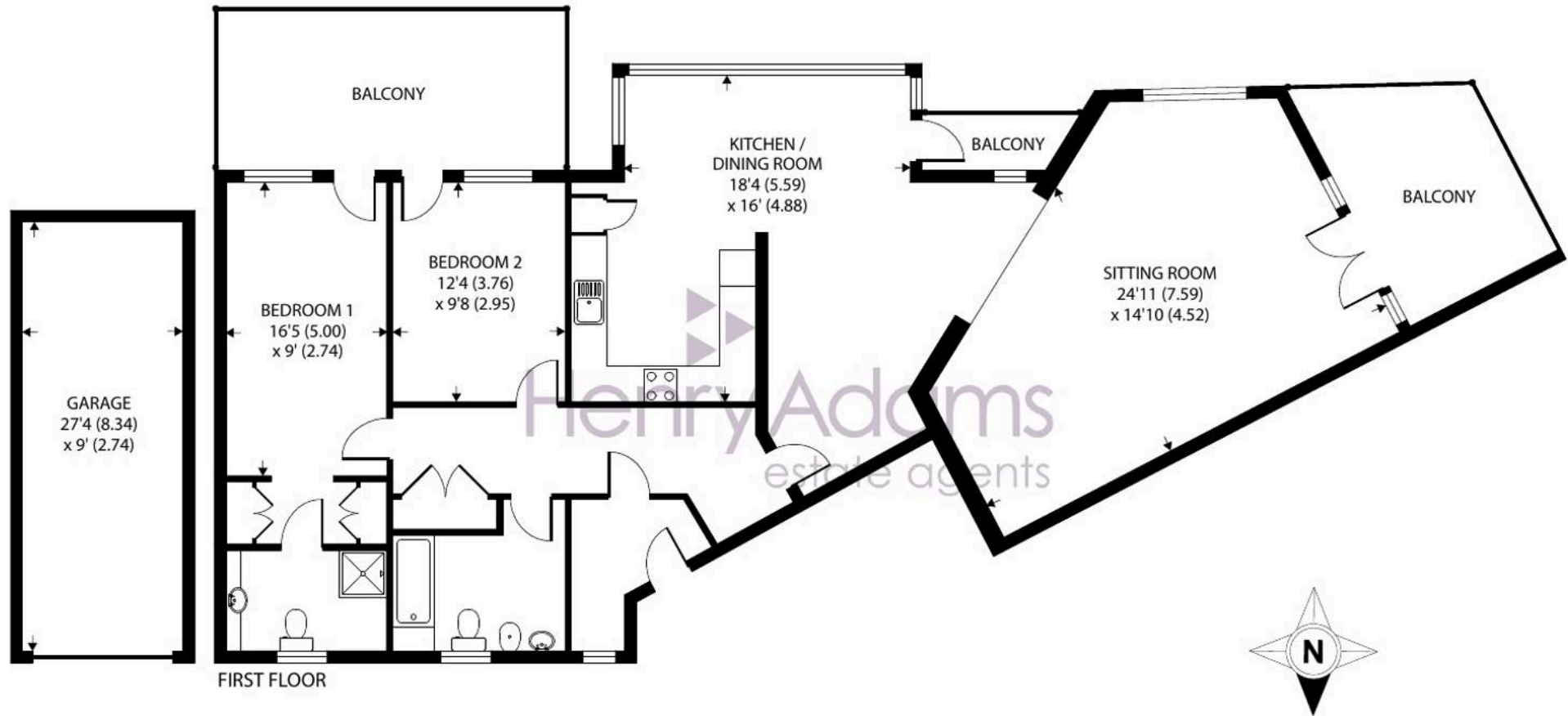
Quarterdeck is a stunning contemporary marine development built in 2005 by a local developer. Situated to the west of Bognor Regis with glorious views from all the south facing principal rooms & balconies. From the west facing balcony you can have views of the sea and overlooking West Park.

The modern open plan living accommodation comprises entrance hall, open plan lobby area, dining area with access to the breakfast balcony, a quality 'Paula Rosa' kitchen with integral appliances, large sitting room with doors opening onto the main balcony, a modern family bathroom and double bedroom plus a principal suite with dressing area and shower room. Both bedrooms open onto the balcony.

The property also has a garage.







## The Quarterdeck, Kings Parade, Bognor Regis

Approximate Area = 1418 sq ft / 131.7 sq m

Limited Use Area(s) = 224 sq ft / 20.8 sq m

Total = 1642 sq ft / 152.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1121531

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.

What3Words ///rare.lost.overnight

Tenure: Share of Freehold. We understand there is a 999 year lease from 2005.

Maintenance Charge: We understand the maintenance charge is currently £3,226 p.a.

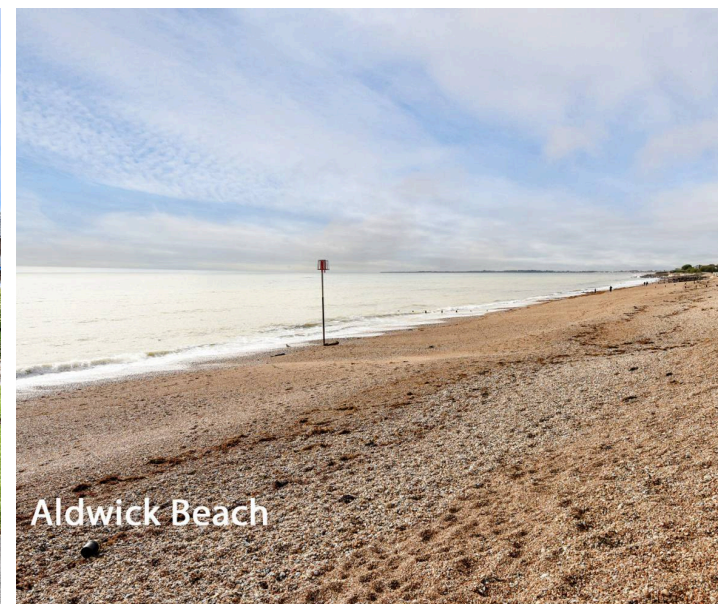
Council Tax Band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B



Marine Park Gardens



Aldwick Beach



## Henry Adams - Bognor and Aldwick

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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.