



14 The Quarterdeck, Kings Parade, Aldwick

Guide Price £525,000

14 The Quarterdeck, King's Parade

- Marine Town House
- Sitting/Dining Room with Direct Sea Views
- Kitchen plus Separate Utility Room
- Three Bedrooms (Two with Direct Sea Views)
- Bathroom and Additional Shower Room plus En-Suite Shower Room
- South Facing Balconies with Stunning Sea Views
- South Terrace and Steps to Courtyard Garden
- Double Garage in Tandem
- Share of Freehold
- No Onward Chain

Situated in Aldwick, less than 100m from the sea, this town house has been owned from new by the current owners as a holiday home.

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 room with double doors to south facing terrace with sea views and steps down to a courtyard. There is a fully fitted kitchen with integral appliances and family shower room. The second floor comprises two bedrooms and a family bathroom. The principal bedroom has fully fitted wardrobe cupboards, en-suite shower room and double doors to balcony with direct sea views. The second bedroom is a double with fitted wardrobe and dressing table. 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 Marine Park and the sea.







Kings Parade, Bognor Regis

Approximate Area = 1637 sq ft / 152 sq m (includes garage)

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 2022.
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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.

What3Words ///dozed.daring.judges

Tenure: We understand there is a 999 year lease from 2006.

Maintenance Charge: We understand the maintenance is approximately 1,625 p.a.

Council Tax band: F

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.