









## 6 The Quarterdeck, Kings Parade

Contemporary marine apartment situated in Aldwick with views over Marine Park Gardens and out to Sea.



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

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.

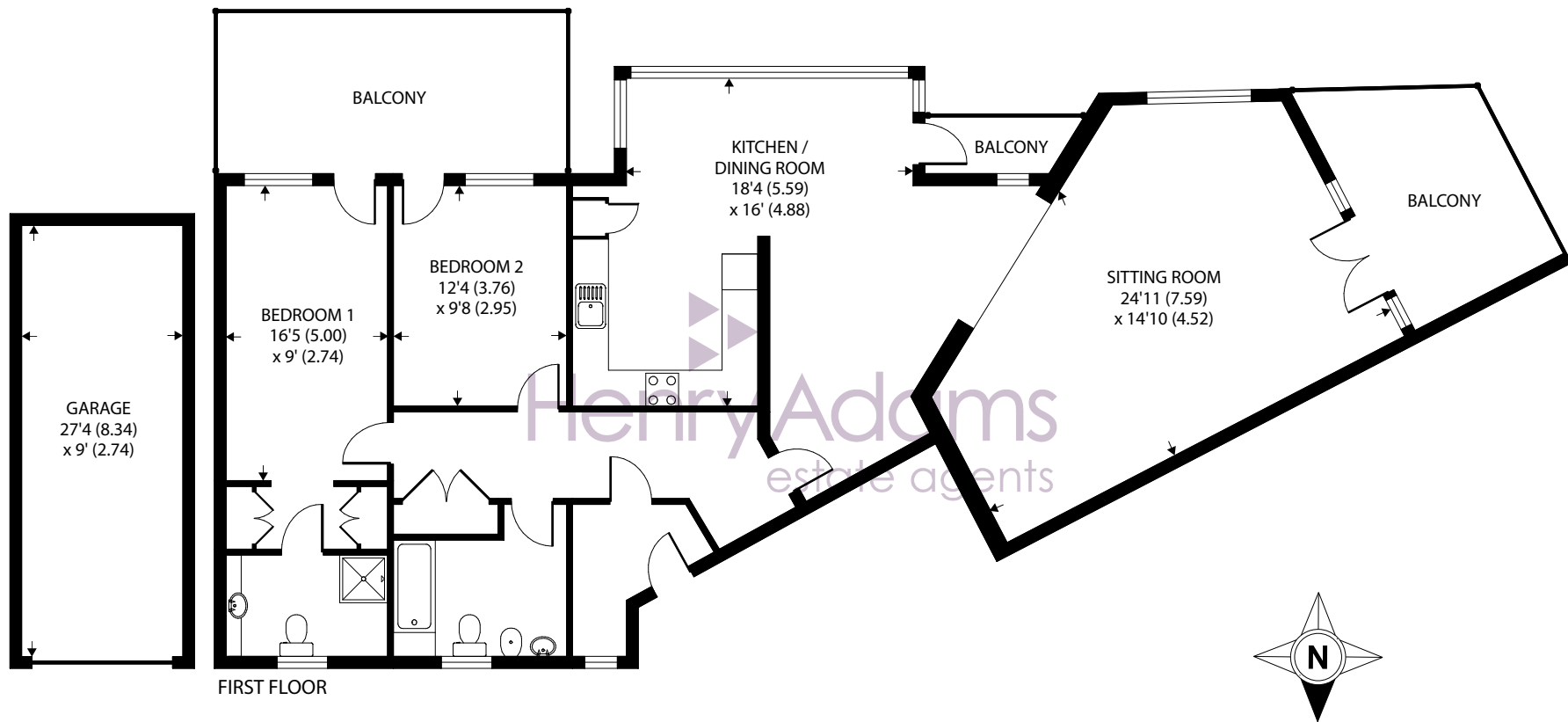
Council Tax Band: F











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



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

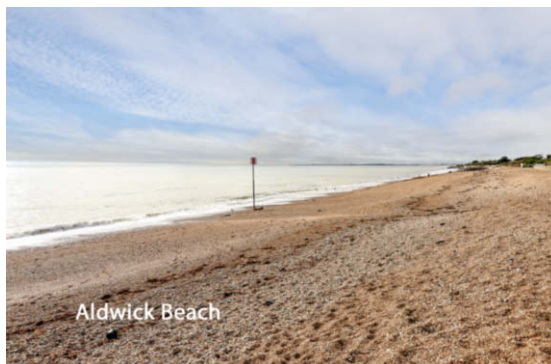
The Quarterdeck is situated in Aldwick less than 100m from the beach alongside Marine Park Gardens, which is a seafront park with delightful gardens, a water fountain and a seasonal 18 hole putting green with covered seating areas. It is adjacent to West Park, a green open space with café and playground.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

15/05/24



Marine Park Gardens



Aldwick Beach





