



## Flat 16 Red Ridges, Kings Parade, Aldwick, Bognor Regis

Guide Price £350,000

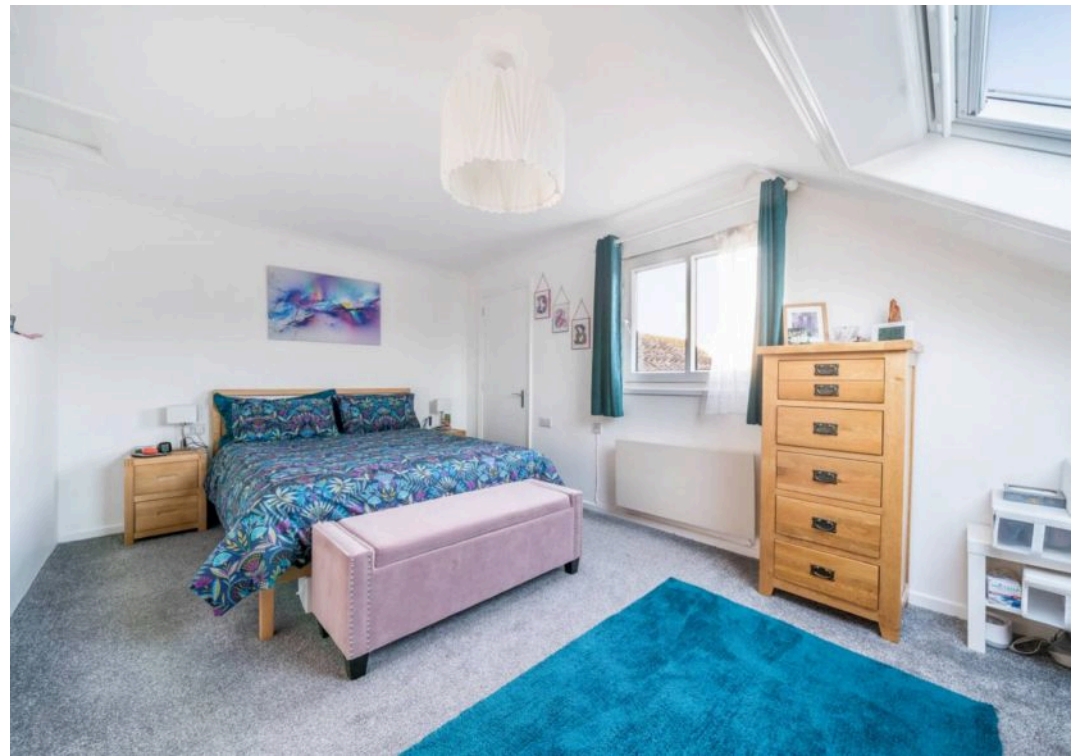
## Flat 16 Red Ridges, Kings Parade

A superb second and third floor maisonette with direct sea views across Marine Park Gardens and offered with no onward chain.

- Seafront Purpose Built Apartment
- Balcony with Sea Views
- Communal Lift and Stairs to all Floors
- Triple Aspect Sitting/Dining Room
- Generous Well Equipped Kitchen
- Shower Room with WC plus Cloakroom with additional WC
- Double Glazing and Electric Heating
- Allocated Carport
- Age Restriction of 55

Red Ridges is an age restricted apartment situated in Aldwick, adjacent to Marine Park Gardens and within a couple of hundred yards from the sea. The bright and spacious accommodation comprises security door to communal hallway with stairs and lift to all floors, personal door to welcoming entrance hallway, triple aspect sitting/dining room with double glazed sliding door giving access to a generous balcony with sea views, kitchen with integral Bosch electric oven, AEG induction hob with extractor above, dishwasher, washing machine and fridge/freezer, double bedroom with built-in cupboard and shower room with mixer shower and WC. From the entrance hallway, stairs lead to the third floor landing with cupboard and door to bedroom one with a westerly facing window and additional Velux window and door to a very useful and generous eaves storage. The third bedroom is at the other end of the landing as is the cloakroom with WC with storage cupboard.







## Red Ridges, Kings Parade

Approximate Area = 1195 sq ft / 111 sq m (excludes stores)

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Total = 1354 sq ft / 125.7 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). © ntechcom 2024. Produced for Henry Adams. REF: 1211238

A viewing is thoroughly recommended to witness the position of this apartment and to witness the spacious accommodation throughout and internal presentation.

Outside, there is an allocated carport and visitor parking. The apartment is offered with a share of the freehold and no forward chain.

Red Ridges is a very popular development 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. There is an excellent bus service available.

What3Words ///curry.beans.nuns

Tenure: Share of freehold. We understand there is the balance of a 999 year lease from 1st January 2020.

Maintenance Charge: We understand the maintenance charge is approximately £1,818 p.a.

Agents note: We understand that there are no pets allowed.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E





## 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.