



Flat 10 Red Ridges, Kings Parade

A delightful apartment with direct sea views across Marine Park Gardens and offered with no onward chain.



- ▶ **Seafront Purpose Built Apartment**
- ▶ **Lift and Stairs to all Floors**
- ▶ **Kitchen**
- ▶ **Bathroom plus Cloakroom with Additional WC**
- ▶ **Age Restricted to 55 Years of Age and Over**
- ▶ **Balcony with Sea Views**
- ▶ **Sitting/Dining Room**
- ▶ **Two Bedrooms**
- ▶ **Garage**
- ▶ **No Forward Chain**

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 entrance hallway with cupboard, triple aspect sitting/dining room with double glazed sliding door giving access to a generous balcony with sea views, kitchen, two bedrooms and bathroom with WC plus additional cloakroom with WC.

Outside, there is a garage with electric up and over door and visitor parking.

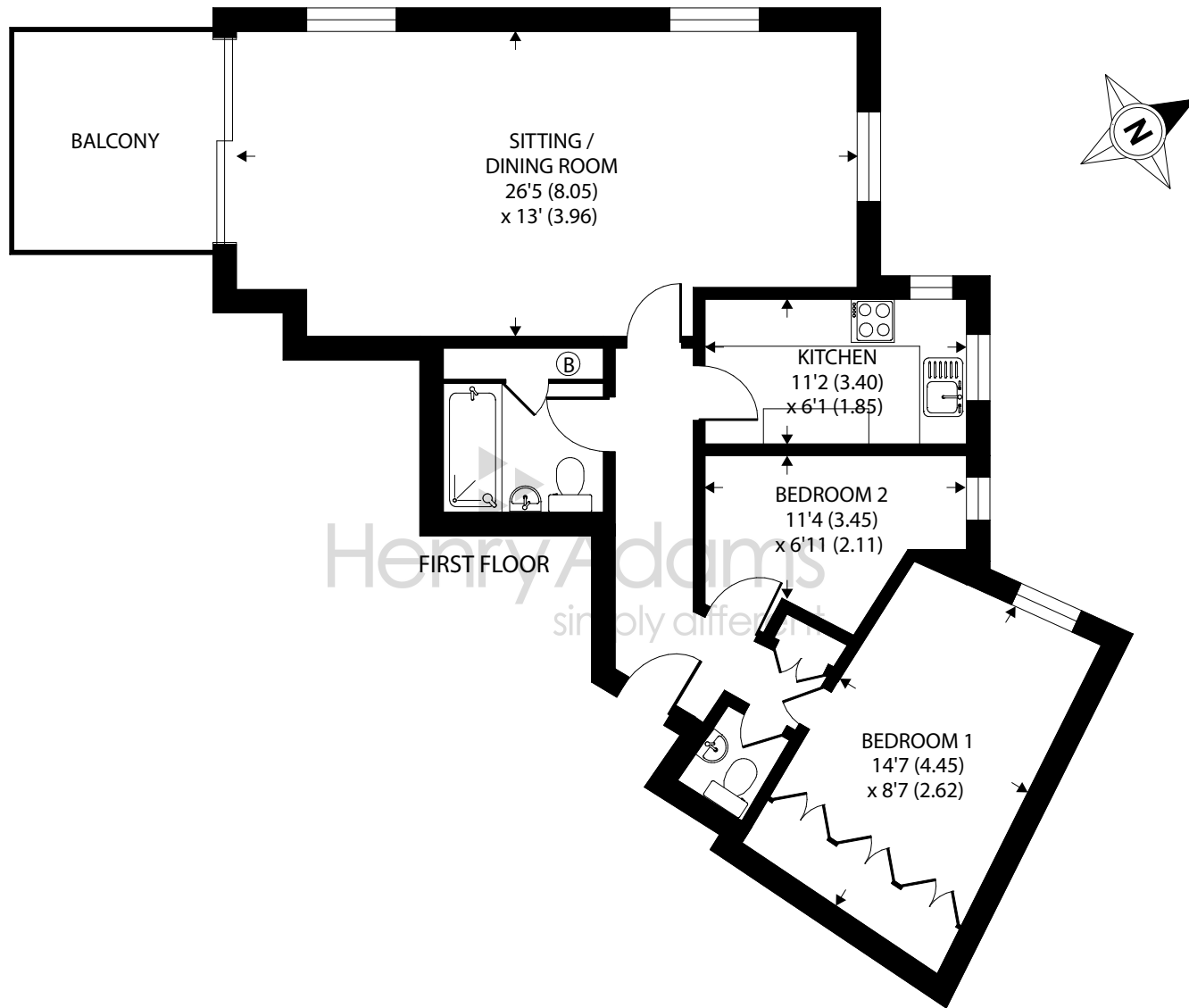
The apartment is offered with a share of the freehold and no forward chain. Viewing is thoroughly recommended to appreciate the generous accommodation on offer.

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

Maintenance Charge: We understand the maintenance charge is approximately £1,148 p.a.

Council Tax Band: C





Approximate Area = 767 sq ft / 71.3 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.

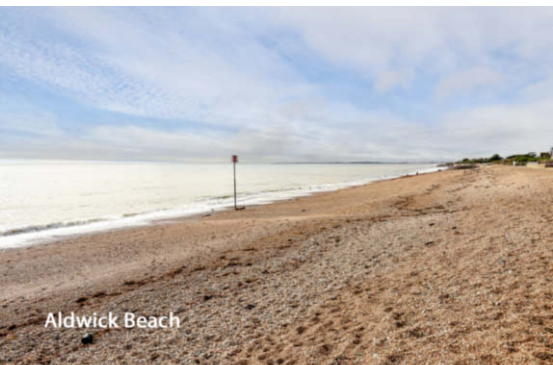
Location

Red Ridges is a very popular development 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.

Directions

From the pier in Bognor Regis proceed in a westerly direction. Continue straight over the Victoria Drive traffic lights, past the Aldwick shops and take the first left hand turning into Nyewood Lane, first right into King's Parade and Red Ridges will be found on right hand side just before the mini-roundabout.

16/11/23



Aldwick Beach



Marine Park Gardens