



Bell & Blake
SALES & LETTINGS

Flat 9, Red Ridges, Kings Parade, Aldwick, Bognor Regis, West Sussex PO21 2TS

Asking Price £230,000

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2



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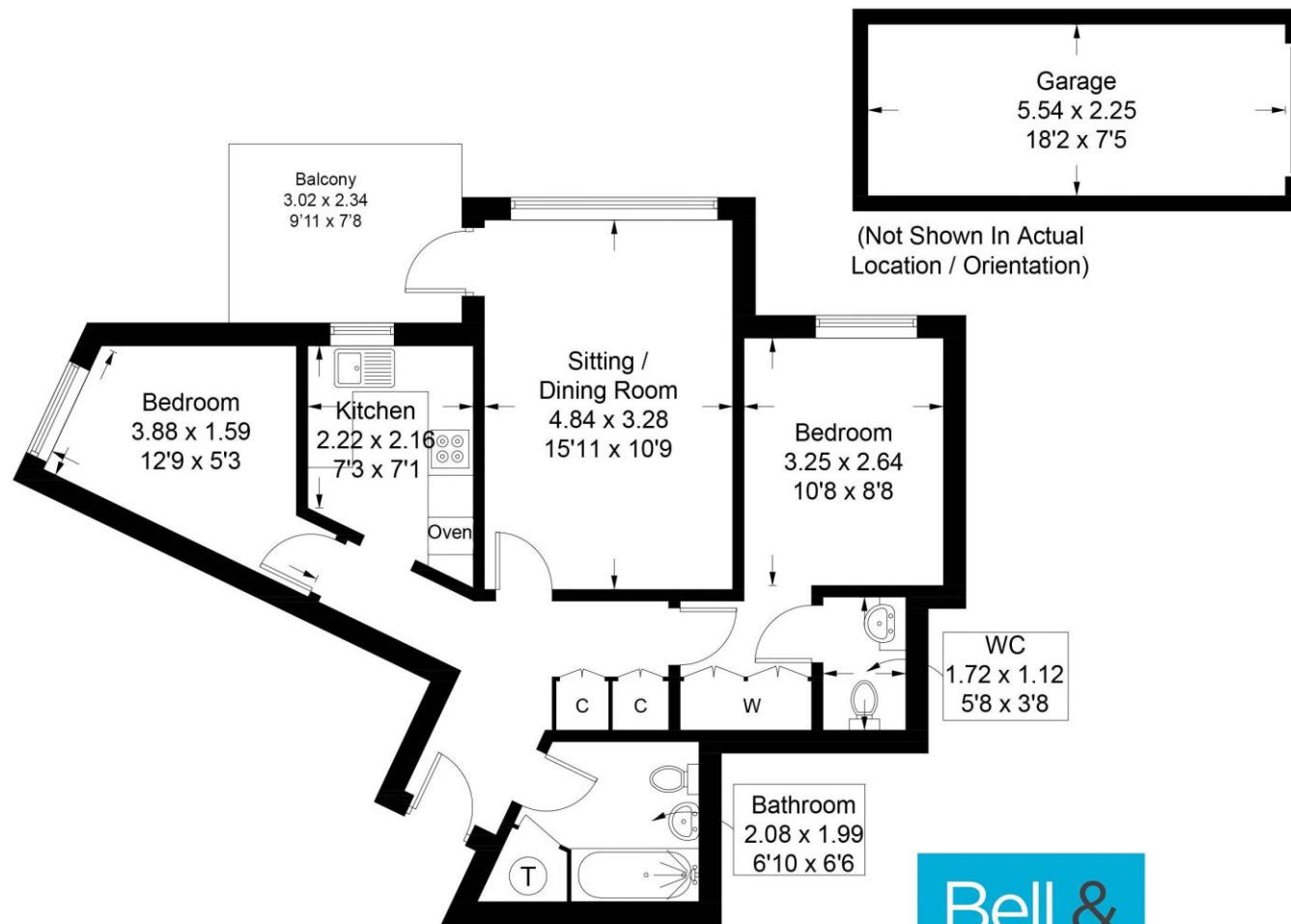
EPC B

- ▶ Stunning Views of the Sea & Marine Park Gardens
- ▶ South Facing Apartment with Balcony
- ▶ Over 55's
- ▶ 2 Double Bedrooms
- ▶ Garage
- ▶ Extended Lease & Share Of Freehold
- ▶ No Forward Chain
- ▶ Short walk to shops, Pubs, Restaurants and local amenities
- ▶ Under 100 metres to Aldwick Beach

Stunning Sea & Garden views from this South facing apartment with its own private balcony. Situated on the first floor of this sought after block, is this well presented 2 bedroom flat. The accommodation comprises of a contemporary kitchen, Lounge Diner, 2 bedrooms, modern bathroom, hallway and private south facing balcony. Outside there is a garage and visitors parking spaces. Age restricted to over 55's. No forward chain. Extended Lease.

Council Tax Band: B





(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 73.1 sq m / 786 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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