



## Apt 2, West Lodge The Esplanade, Bognor Regis

Guide Price £300,000



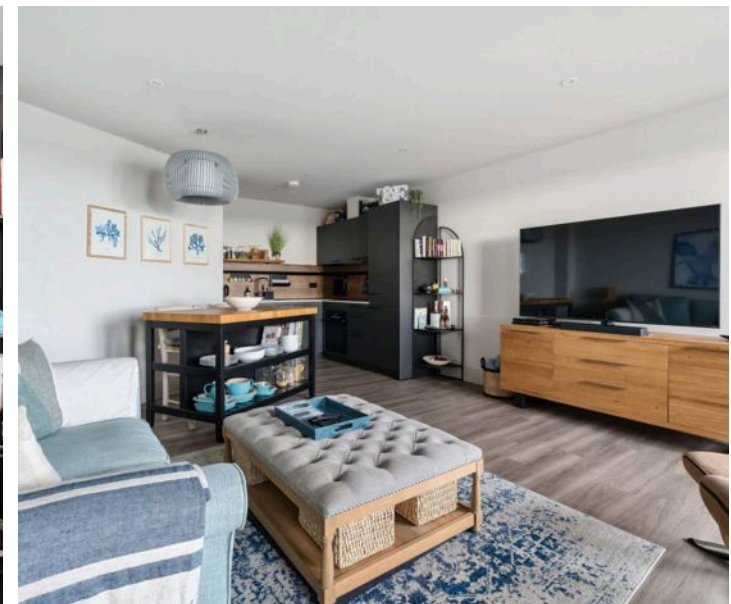
## Apt 2 West Lodge

An opportunity to purchase this stunning two double bedroom first floor apartment with spectacular panoramic sea views.

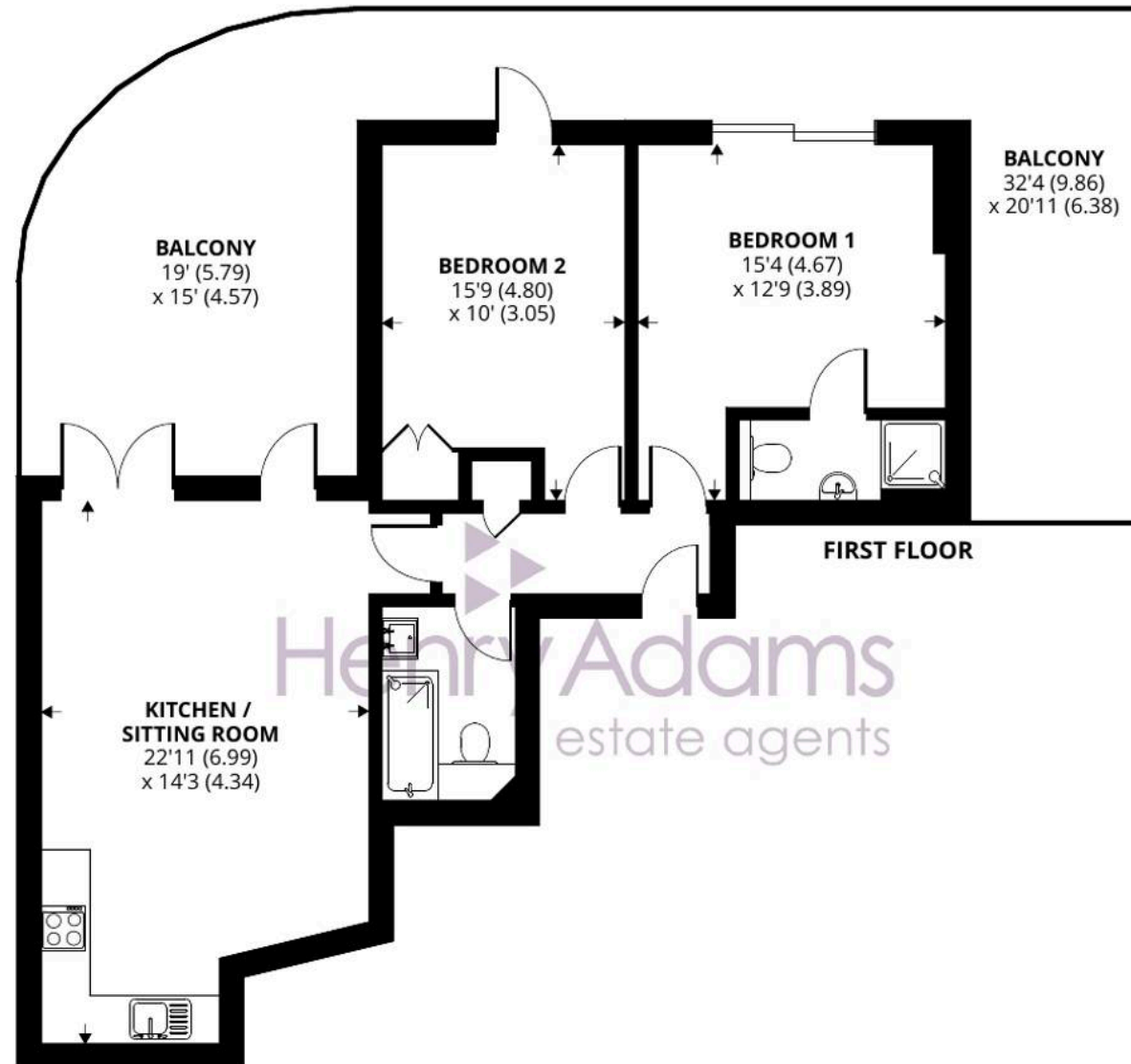
- Open Plan Sitting Room
- Open Plan Well Appointed Kitchen
- En-Suite Shower Room WC
- Contemporary Bathroom with WC
- Wrap-around Generous Terraced Balcony
- Panoramic Sea Views
- Underfloor Heating
- Balance of 10 Year Build Warranty
- Video Entry Phone

This first floor stunning seafront apartment is part of 'The Royal' and sits proudly opposite to the promenade, the pier and betwixt Waterloo Square and The Steyne Gardens. The Royal is a beautiful regency building which has been re-imagined by award winning construction company, King and Dury. The high specification includes Schuller units under quartz work tops and Bosch integrated appliances, Amtico flooring where laid and underfloor heating in the en-suite and bathroom.

The contemporary accommodation comprises, communal door and stairs, communal hallway, personal door to welcoming hallway with store cupboard, open plan sitting/kitchen with doors to the balcony/terrace with ample room for outdoor furniture, perfect for entertaining and relaxing, two double bedrooms, both with access to the balcony with stunning sea views, contemporary bathroom plus en-suite shower room to bedroom one.







## The Esplanade, Bognor Regis

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Henry Adams. REF: 1083390

Outside, the wrap-around balcony/terrace is accessed from the sitting room and both bedrooms and a viewing is thoroughly recommended to appreciate the high standard throughout and to witness the stunning sea views.

There is also a cycle store and we understand that residential parking permits can be purchased for £58 p.a. and £116 for additional permits.

Not only would this be a perfect home, this would also suit a holiday home or investment purchase.

Tenure: Leasehold. We understand there is the balance of 125 year lease from 2021.

Maintenance: We understand the maintenance charge is approximately £1,392.71 p.a.

Ground Rent: We understand the ground rent is currently £150 p.a.

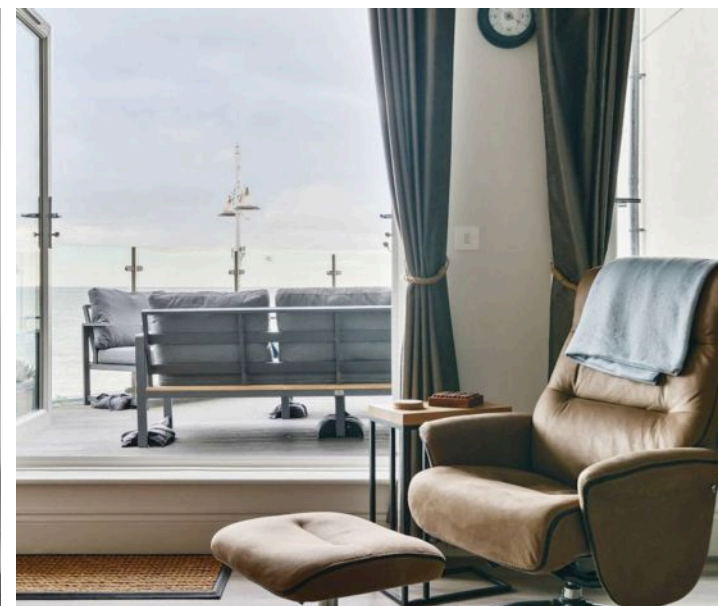
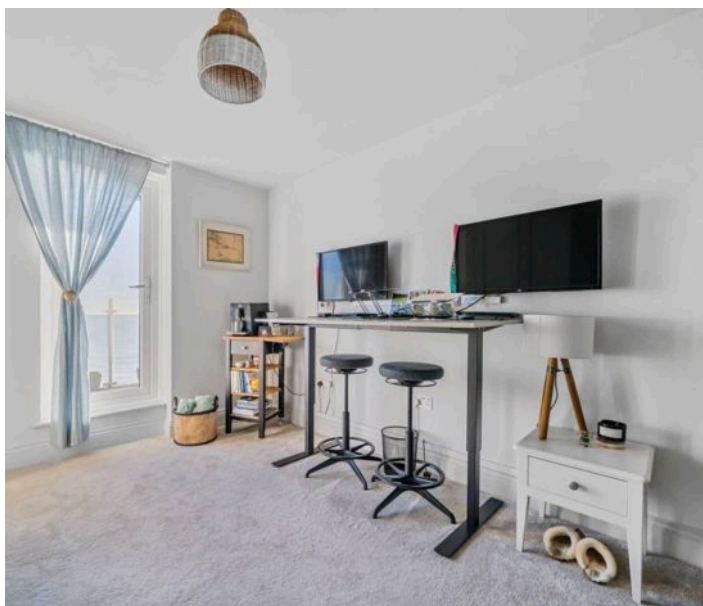
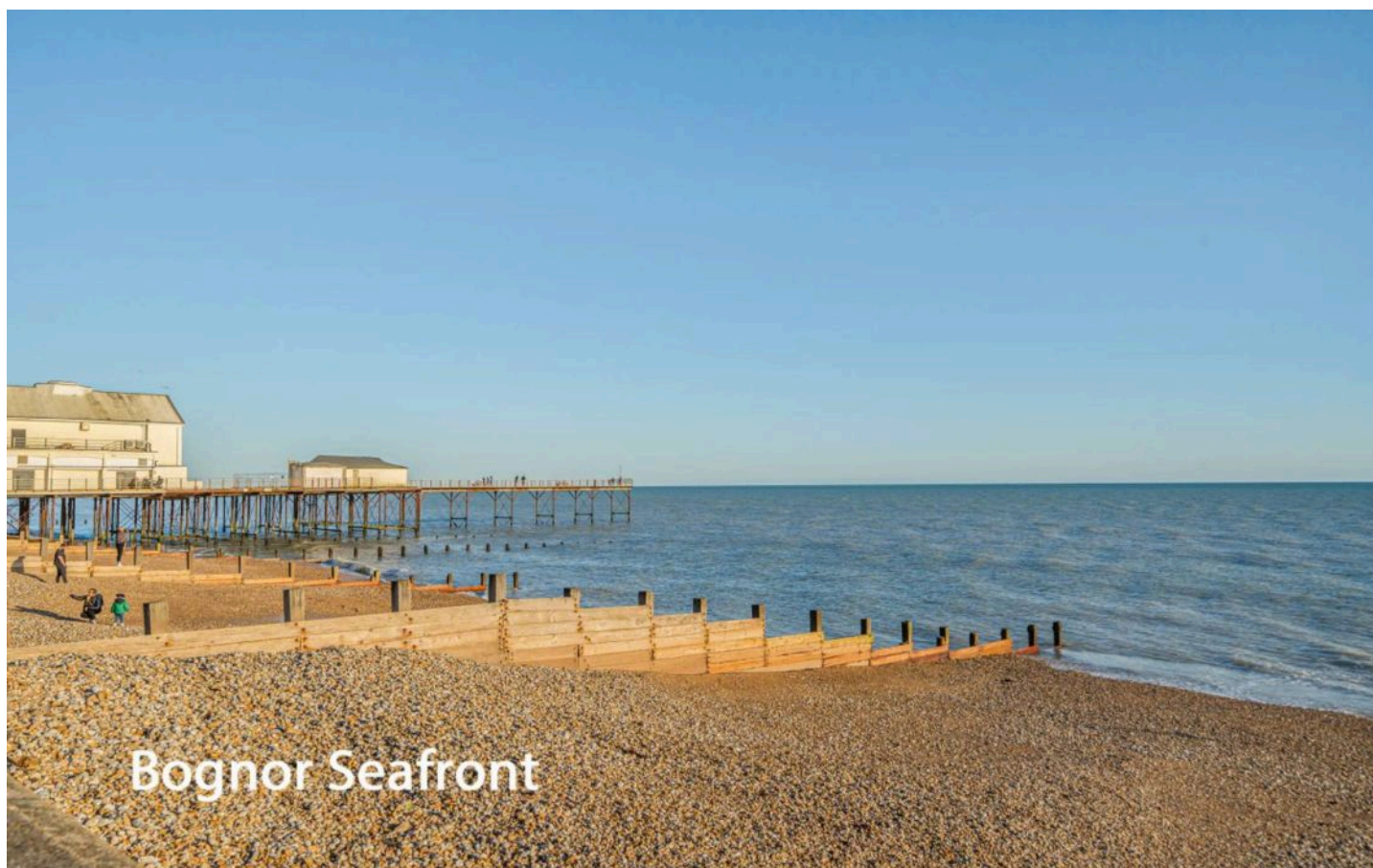
Not only does Bognor Regis boast some of Britain's most magnificent Georgian and Regency buildings, it also enjoys more sunshine hours than anywhere else in the country. As well as a beautiful beach complete with traditional fishing boats and beach huts, this attractive seaside town is home to lovingly tended parks and gardens, restaurants, bars and cafes plus the mainline railway station.

What3Words ///wooden.neck.deaf

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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