



## Apt 48, Esplanade Grande, The Esplanade, Bognor Regis

Guide Price £450,000

## Apartment 48 Esplanade Grande

Luxury two double bedroom apartment situated in a prestigious seafront development in the very heart of Bognor Regis.

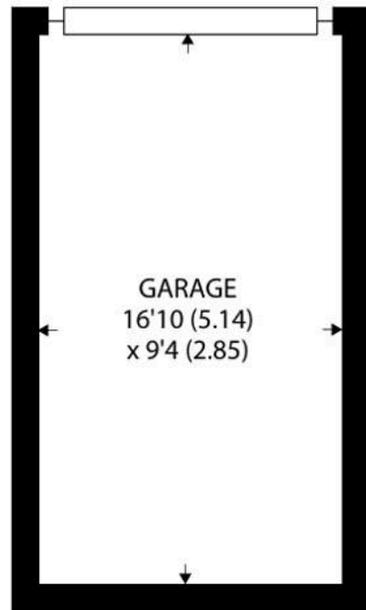
- Exclusive Seafront Apartment
- Fourth Floor
- Sitting Room with South Facing Balcony
- Kitchen/Dining Area
- Principal Bedroom with South Facing Balcony
- Second Double Bedroom with South Facing Balcony
- Shower Room/WC
- Underfloor Heating and uPVC Double Glazing
- Garage and Visitor Parking Space

The accommodation briefly comprises secure gated entrance to the rear of the development with underground garage and visitor parking. Lift and stairs to all floors, spacious hallway with ample cupboard space and shower room with WC, south facing sitting room with patio doors opening onto the balcony giving glorious sea views, quality fitted kitchen/dining area with integral appliances, cream gloss units and black granite worktops, principal bedroom with built-in wardrobes, en-suite bathroom and patio doors opening onto a south facing balcony with direct sea views, second bedroom with double wardrobe.

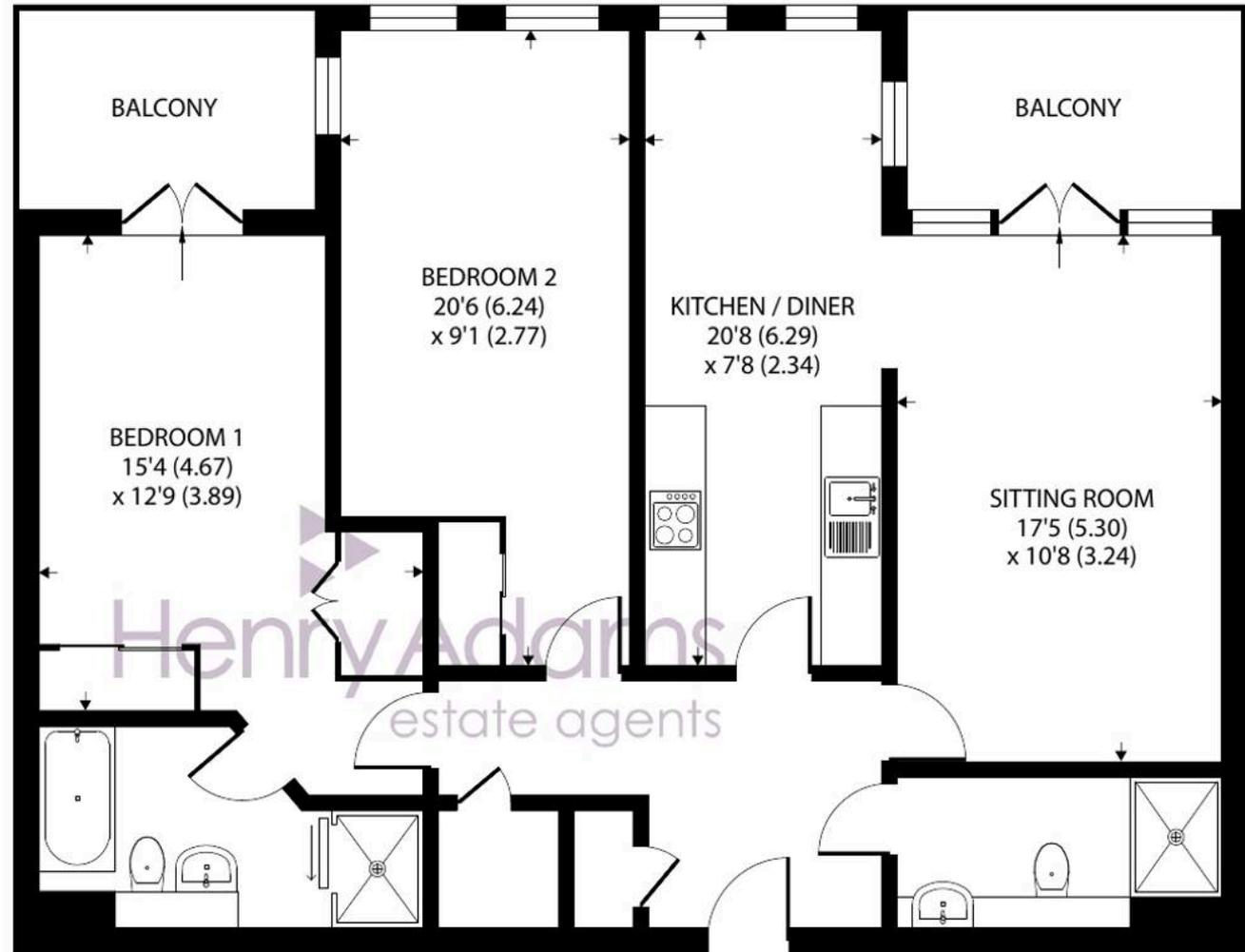
Viewing is thoroughly recommended to appreciate the quality of the fixtures and fittings and the bright and spacious accommodation.







GARAGE



FOURTH FLOOR

## The Esplanade, Bognor Regis

Approximate Area = 969 sq ft / 90 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1127 sq ft / 104.6 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 2025. Produced for Henry Adams. REF: 1280298

Tenure: We understand there is 105 year lease from 01/09/2007.

Maintenance Charge: We understand the maintenance charge is approximately £3,312.90 p.a.

Ground Rent: We understand the ground rent is £300 p.a. (£150 per 6 months). We understand this is reviewed every 10 years, next review 2029.

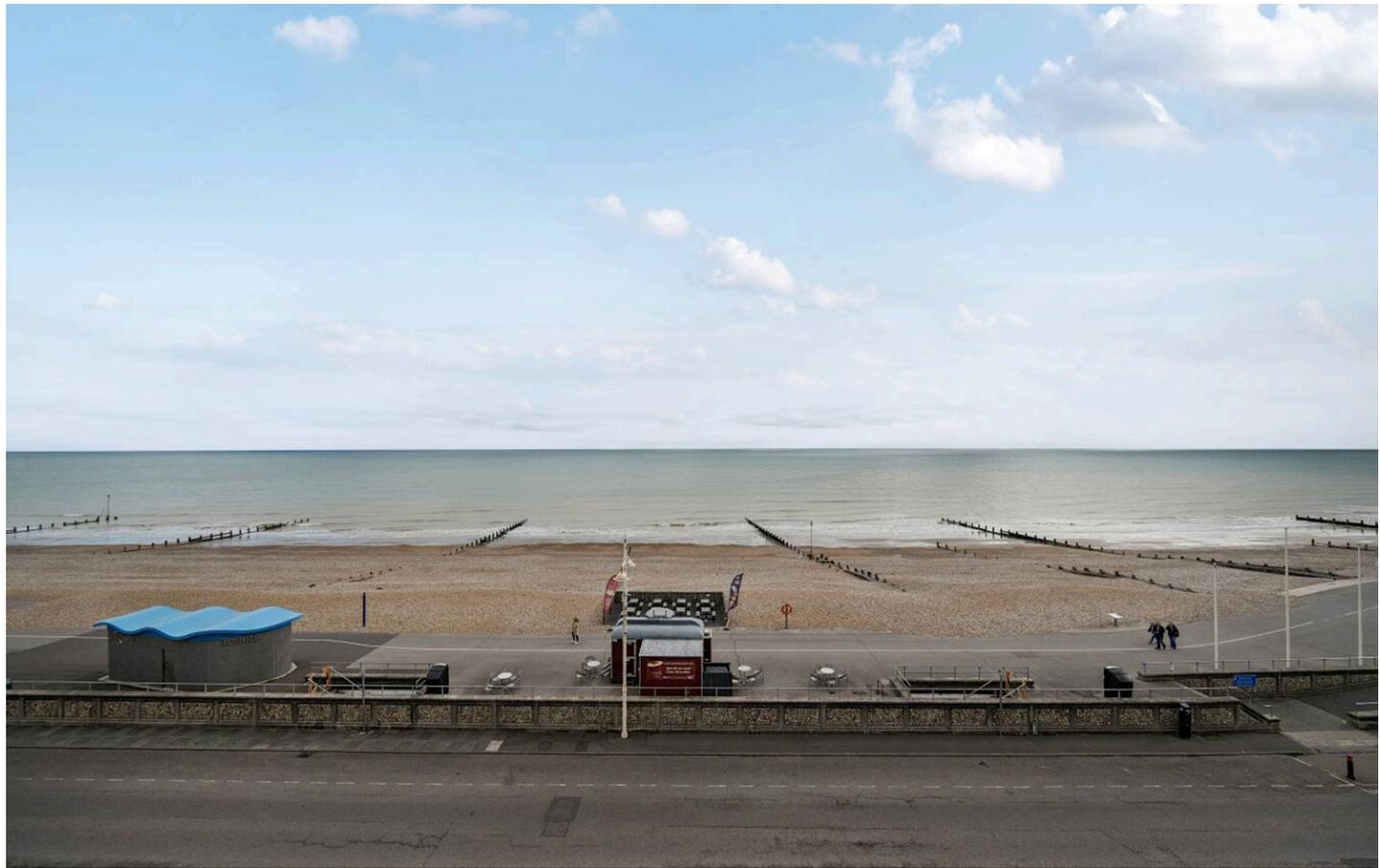
Not only does Bognor Regis boast some of Britain's most magnificent Georgian and Regency buildings, it also enjoys more sunshine hours than anywhere else in the country. As well as a beautiful beach complete with traditional fishing boats and beach huts, this attractive seaside town is home to lovingly tended parks and gardens, a theatre and cinema, and a good choice of shops, restaurants, bars and cafes plus a mainline railway station with services to London Victoria and the South Coast. All just a relaxing stroll away from your elegant seaside apartment.

What3Words ///noting.loving.needed

Council Tax Band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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