



Apt 26 Esplanade Grande, The Esplanade, Bognor Regis

Guide Price £550,000

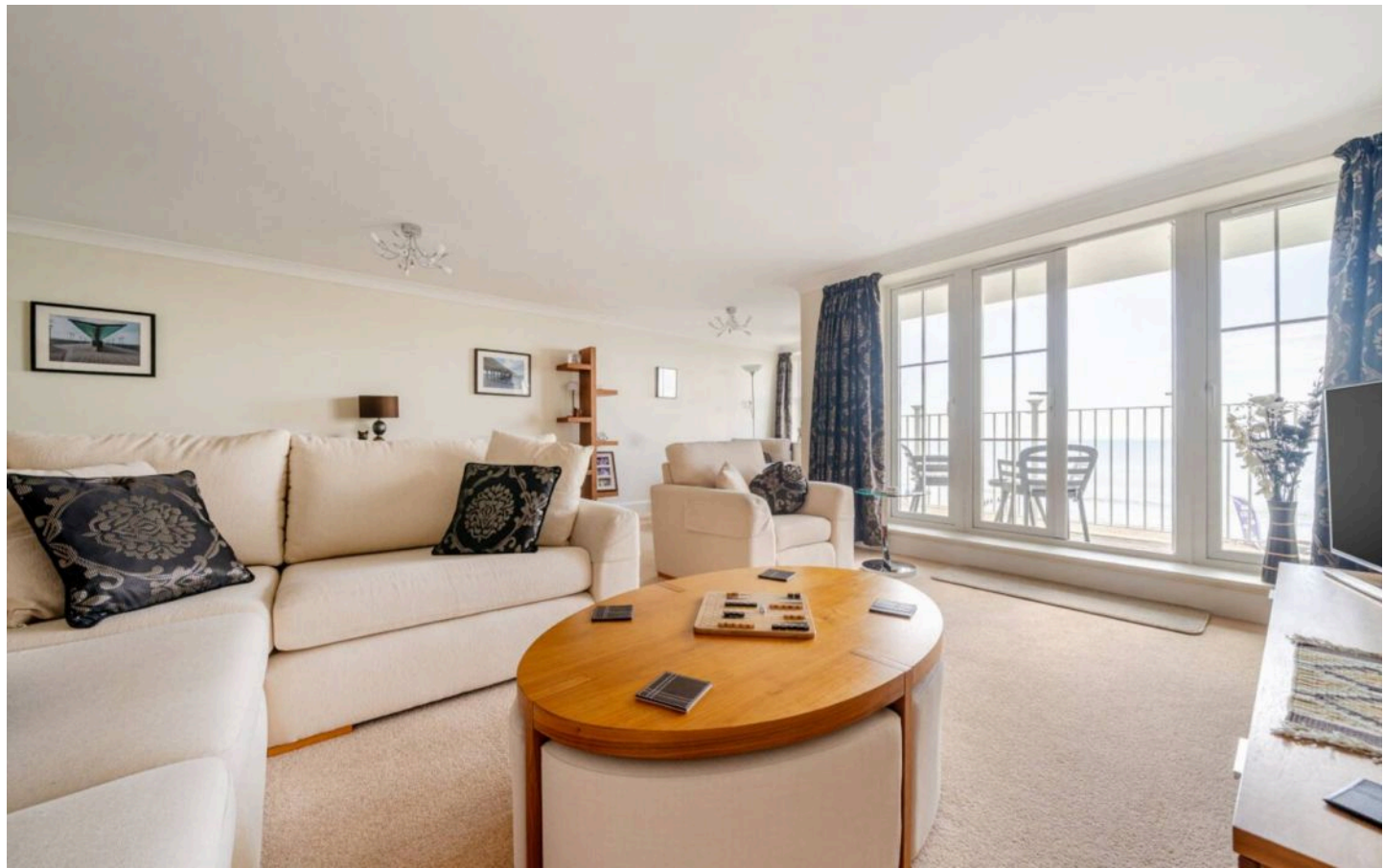
Apt 26 Esplanade Grande

- Exclusive 2nd Floor Seafront Apartment
- Lift to all Floors
- Stunning Reception Room with Direct Sea Views
- Fully Fitted and Integrated Kitchen
- Principal Bedroom with En-suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Underground Garage and Visitor Parking
- Elegant Regency Style Building

A luxury apartment situated in the elegant Regency-style building on the seafront with lift, video entry phone and excellent security.

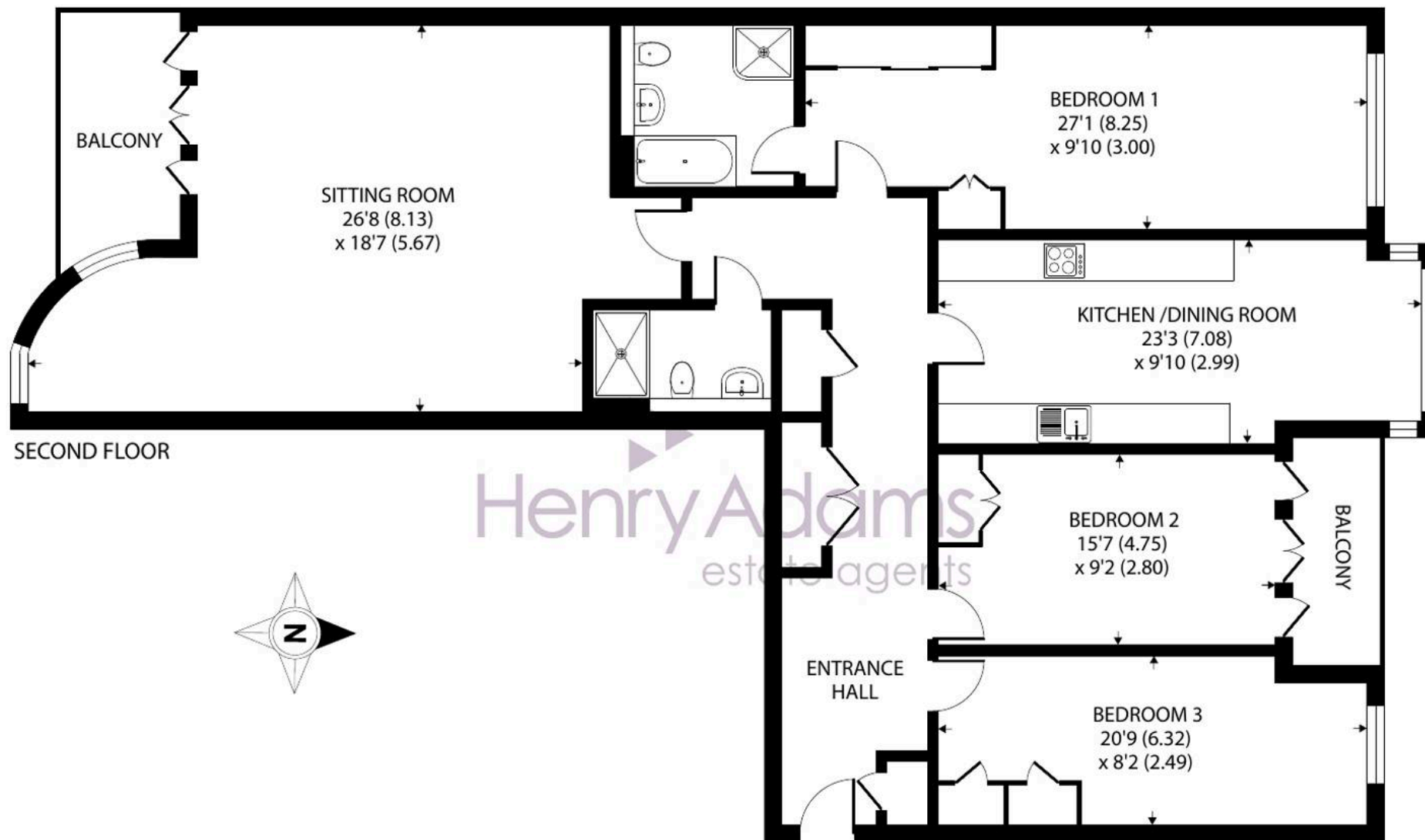
The front door to the apartment opens to a spacious entrance hall which leads to all rooms. The huge reception room enjoys windows across one wall with glorious sea views and opens onto a south facing balcony. The kitchen/breakfast room is fitted with contemporary cream gloss units under black granite worktops with integral appliances. The spacious principal bedroom has a dressing area with ample fitted wardrobes and a high quality full bathroom en-suite. There are two further bedrooms one of which has French doors opening onto a second balcony and a family bathroom.

Outside, there is an underground garage, underground bike store and additional visitor parking spaces in the secure gated parking area.









Esplanade Grande, Bognor Regis

Approximate Area = 1623 sq ft / 150.7 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). © nichecom 2025. Produced for Henry Adams. REF: 1327571

Situated directly on the seafront of Bognor Regis town centre, with its precinct shopping facilities, mainline railway station to London Victoria and the traditional beach and promenade. Not only does Bognor Regis boast some of Britain's most magnificent Georgian and Regency buildings, it also enjoys more sunshine than anywhere else in the country. As well as a beautiful beach complete with traditional fishing boats, 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. All just a relaxing stroll away from your elegant seafront home.

What3Words ///brief.hangs.caged

Tenure: We understand there is the remainder of 105 year lease from 1st September 2007.

Maintenance Charge: We understand the maintenance charge is approximately £3,972.38 p.a. (2025/2026)

Ground Rent: We understand the ground rent is £330.50 p.a.

Council Tax Band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B





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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.