



## Apt 20, Esplanade Grande The Esplanade, Bognor Regis

Guide Price £475,000



## Apt 20 Esplanade Grande

This three bedroom seafront apartment forms part of the prestigious Esplanade Grande situated on the Promenade.

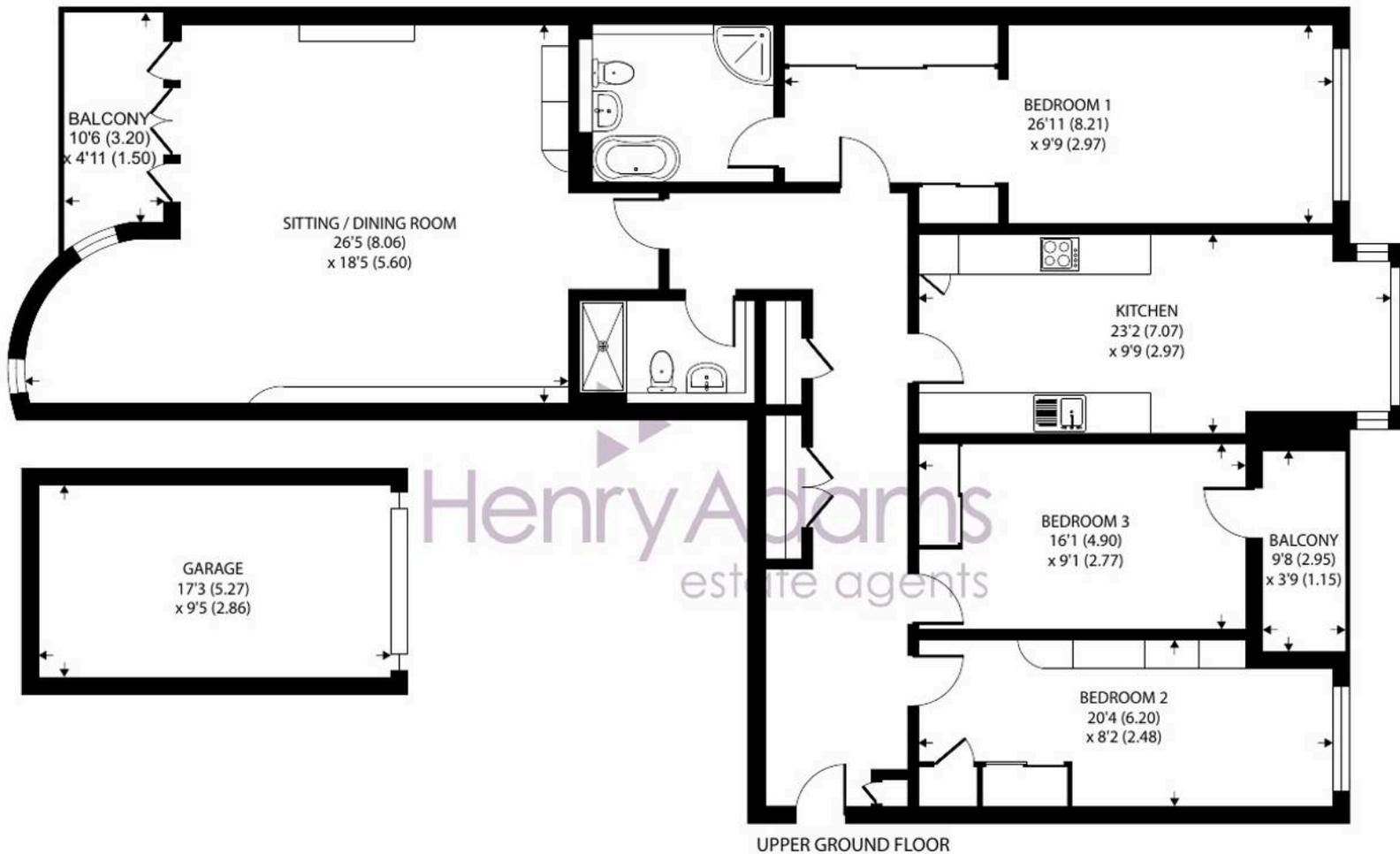
- Three Bedroom Apartment
- Sitting Room with Balcony
- Well Appointed Kitchen/Dining Room
- Principal Bedroom with Dressing Area and En-Suite Bathroom
- Two Further Double Bedrooms
- Shower Room/WC
- Balcony with Sea Views
- Underground Garage
- No Forward Chain

Designed to impress from the outset with its elegant façade, this 1st floor apartment follows suit with high specification fixtures and fittings, which includes a beautifully appointed kitchen and bathrooms, and benefits from under floor heating throughout with balcony sea views.

Particular features of the apartment include a spacious hallway with ample storage and family shower room, a generous sitting room with balcony which offers sea views. The kitchen is fitted with contemporary cream gloss units, an electric oven and hob, integral appliances and dining area. The principal bedroom has a dressing area with fully fitted wardrobe and a full en-suite bathroom. The second and third bedrooms also have fitted wardrobes and there is a rear balcony off the third bedroom.







## Esplanade Grande, The Esplanade, Bognor Regis

Approximate Area = 1619 sq ft / 150.4 sq m

Garage = 162 sq ft / 15 sq m

Total = 1781 sq ft / 165.4 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). © natchecom 2025. Produced for Henry Adams. REF: 1288176

The apartment is being offered with No Forward Chain.

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.

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

Maintenance Charge: TBC

Ground Rent: TBC

Council Tax Band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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