



## Apt 1, East Lodge The Esplanade, Bognor Regis

Guide Price £220,000

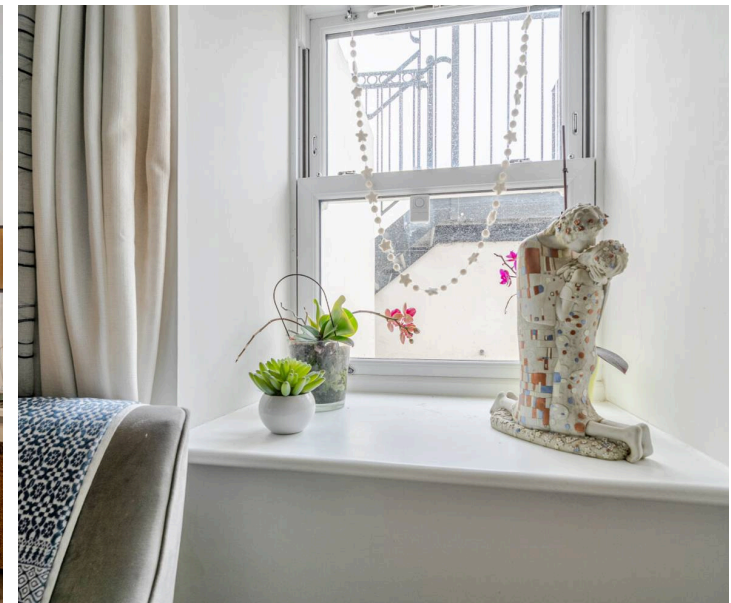
## Apt 1, East Lodge

- Modern Private Seaside Apartment
- Large Open Plan Sitting/Dining Room
- Luxury Kitchen with Quartz Worktops
- Study Room Utilised as Walk-in Wardrobe
- Large Principal Bedroom
- Contemporary Bathroom with Shower over Bath
- Underfloor Heating Throughout
- Just Steps Away from Beach

This beautifully presented two bedroom flat offers an exceptional standard of modern seaside living, situated just steps away from the beach.

The apartment features a spacious open plan sitting and dining area, ideal for relaxing or entertaining, complemented by a luxury kitchen with quartz worktops and integrated appliances. The large principal bedroom provides a tranquil retreat, while the second reception room is currently utilised as a generous walk-in wardrobe and study room, offering versatile space to suit your lifestyle. The contemporary bathroom is thoughtfully designed, featuring a shower over the bath and sleek fittings.

Underfloor heating runs throughout the property, ensuring comfort year-round and adding a touch of luxury to every room. High quality finishes and neutral décor create a light, inviting atmosphere, making this flat the perfect choice for those seeking modern comforts by the sea. With its prime location and stylish interiors, this apartment is ideal for professionals, couples, or anyone looking for a sophisticated coastal home.







## The Esplanade, Bognor Regis

Approximate Area = 645 sq ft / 59.9 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 2026. Produced for Henry Adams. REF: 1439960

Early viewing is highly recommended to appreciate the quality and convenience this private seaside apartment has to offer.

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 ///feel.held.title

Tenure: We understand there is 125 year lease from and incl. 01/01/2021.

Maintenance Charge: We understand the maintenance charge is approximately £1,800 p.a.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.