



## Flat 7 Compass Point, The Esplanade, Bognor Regis

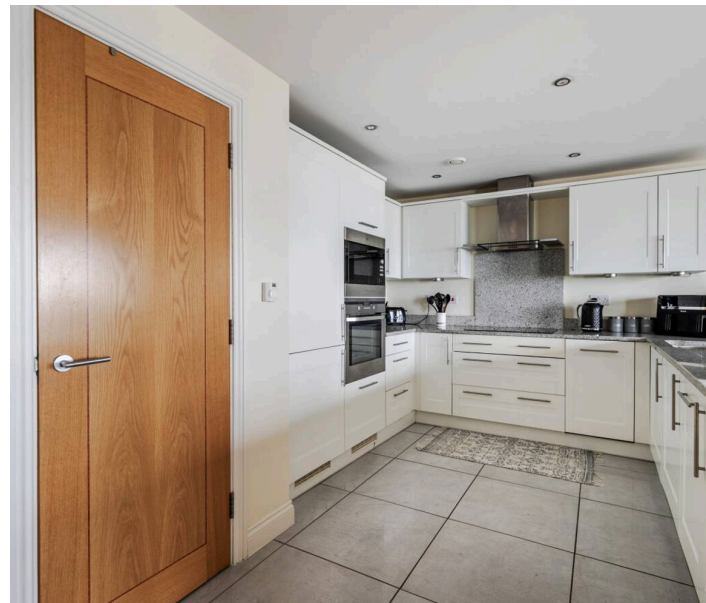
Guide Price £325,000

# Flat 7 Compass Point

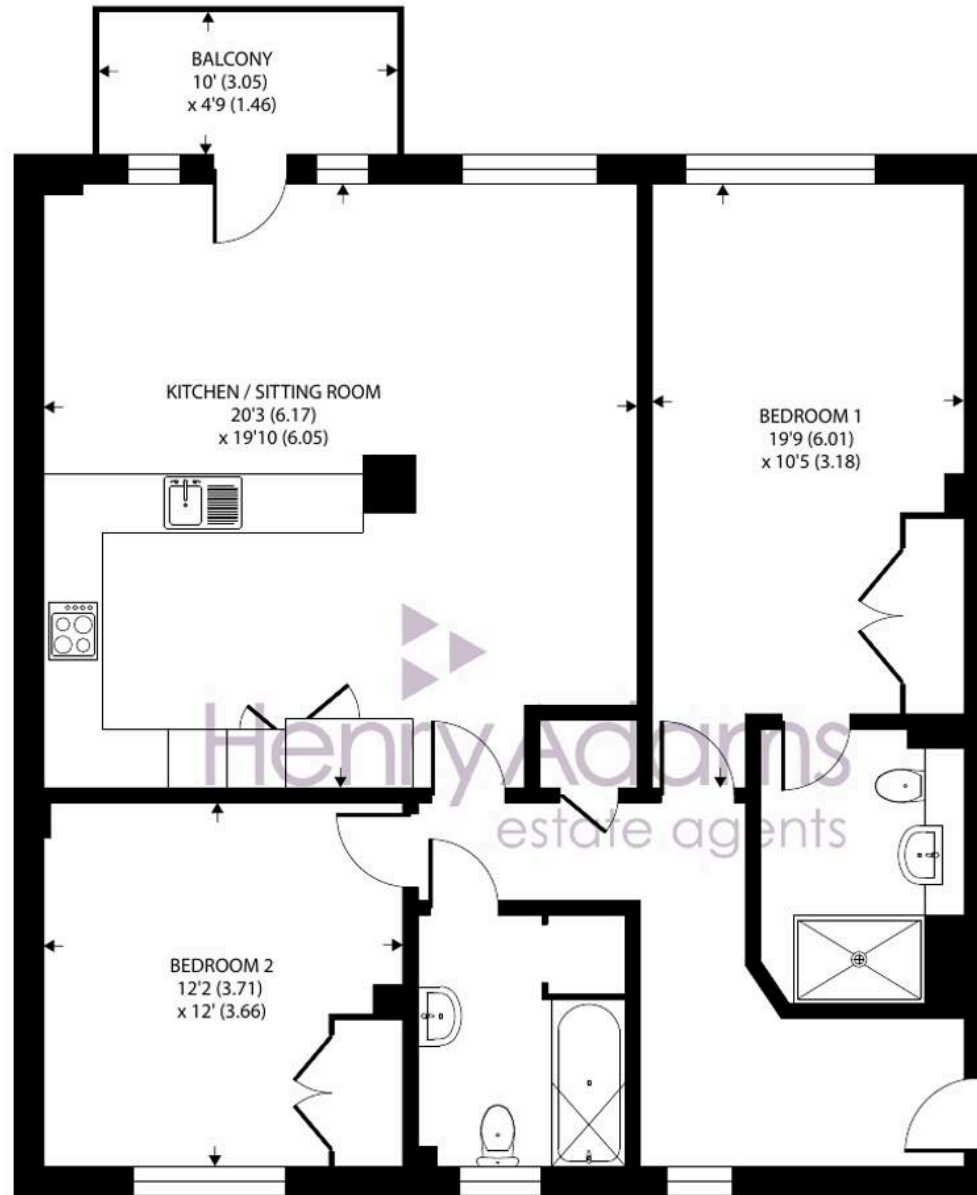
- Seafront Apartment
- High Specification
- Balcony overlooking the Beach
- Modern Contemporary Building
- Fully Equipped Kitchen
- Principal Bedroom with En-suite Shower Room
- Second Double Bedroom
- Reserved Underground Parking Space

This stunning two bedroom seafront apartment presents an exceptional opportunity to enjoy contemporary coastal living in a highly sought-after location.

Set within a modern, well-maintained building, the property is offered in excellent condition throughout and boasts a spacious, light-filled interior. The impressive open plan sitting and dining area features floor-to-ceiling glazing, allowing natural light to flood the space and providing uninterrupted views across the beach, while sliding doors open onto a private balcony (perfect for relaxing or entertaining with a picturesque backdrop). The fully equipped kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and ample worktop space, making it ideal for both every-day cooking and hosting guests. The principal bedroom is generously proportioned and benefits from a stylish en-suite shower room, complete with contemporary fixtures and fittings. The second double bedroom is equally inviting, offering flexibility for use as a guest room, home office, or additional living space. A modern family bathroom serves the rest of the property, finished to a high standard with quality tiling and fittings.







SECOND FLOOR

## Compass Point, The Esplanade, Bognor Regis

Approximate Area = 1011 sq ft / 93.9 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: 1440013

Additional features include a reserved underground parking space (providing security and convenience), double glazing throughout, and efficient electric heating. The apartment is accessed via a smart communal entrance with lift access to all floors, ensuring ease of entry and a welcoming first impression. With its prime seafront position, high specification finish, and thoughtfully designed layout, this apartment is ideally suited to professionals, downsizers, or those seeking a stylish coastal retreat.

Compass Point is a prestigious development situated on Bognor seafront with views over the promenade. The town centre with precinct shopping facilities, a range of cafes, bars and restaurants and the mainline railway station with services to London Victoria and the South Coast is all within easy walking distance.

What3Words ///kind.grow.energy

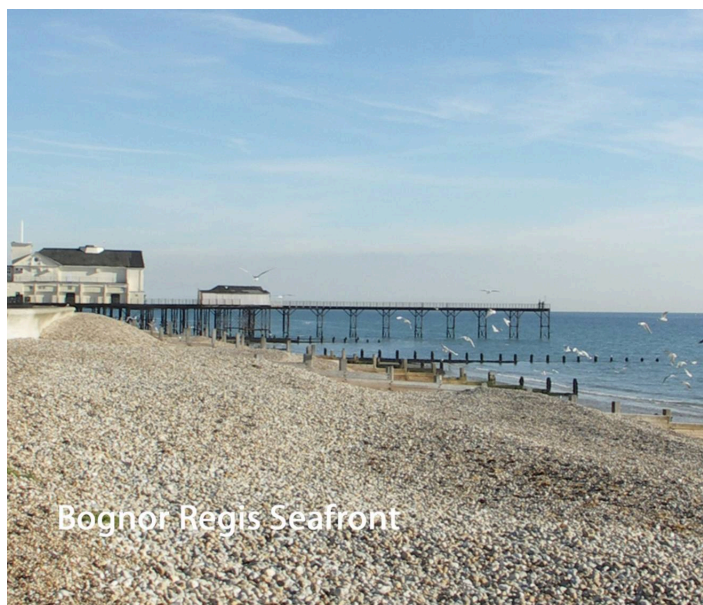
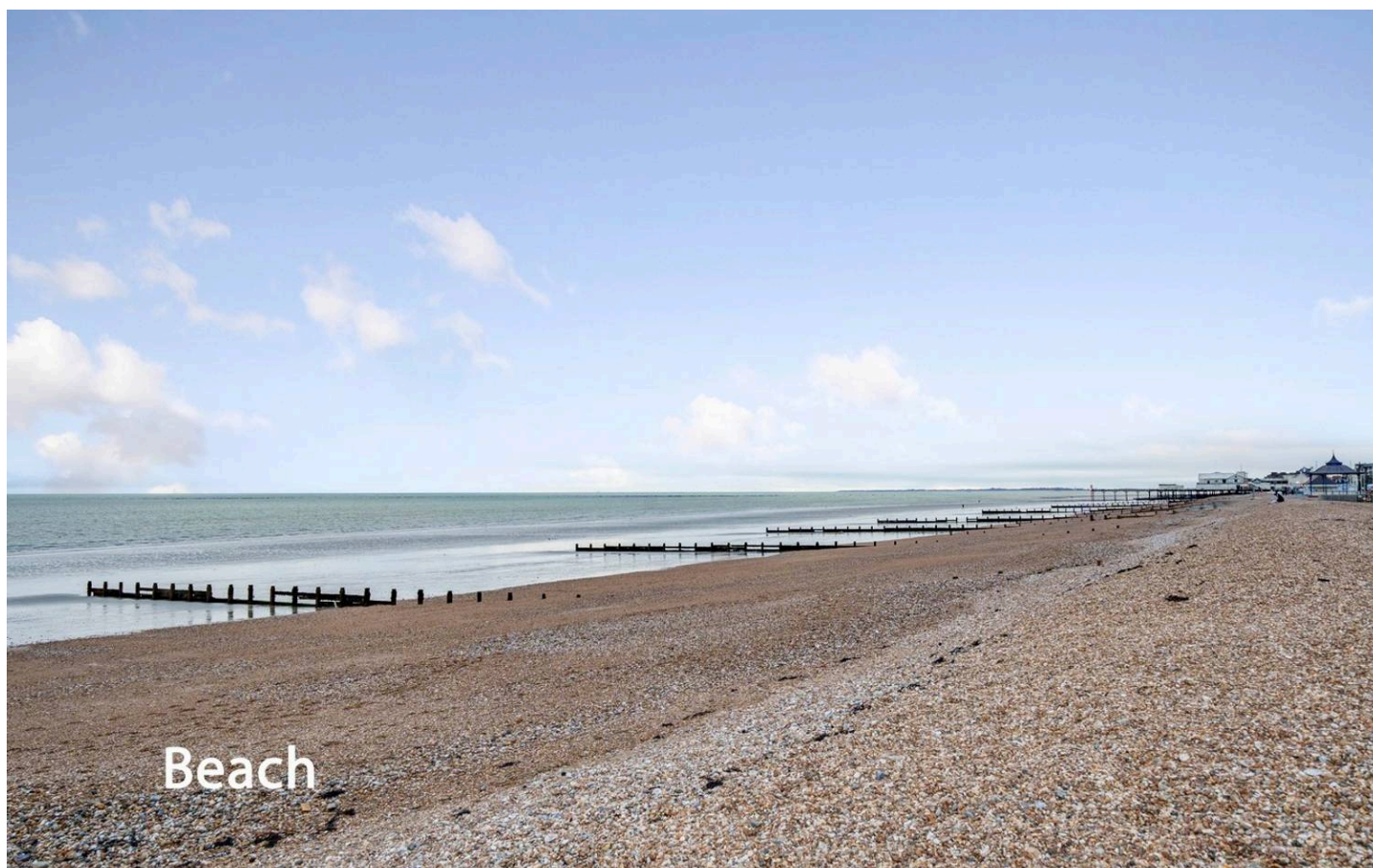
Tenure: We understand there is a 999 year lease from 25/03/2007.

Maintenance Charge: We understand the maintenance charge is currently £3,713 p.a. (£1,856.50 per 6 months).

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.