



## Apt 5, West Lodge The Esplanade, Bognor Regis

Guide Price £350,000

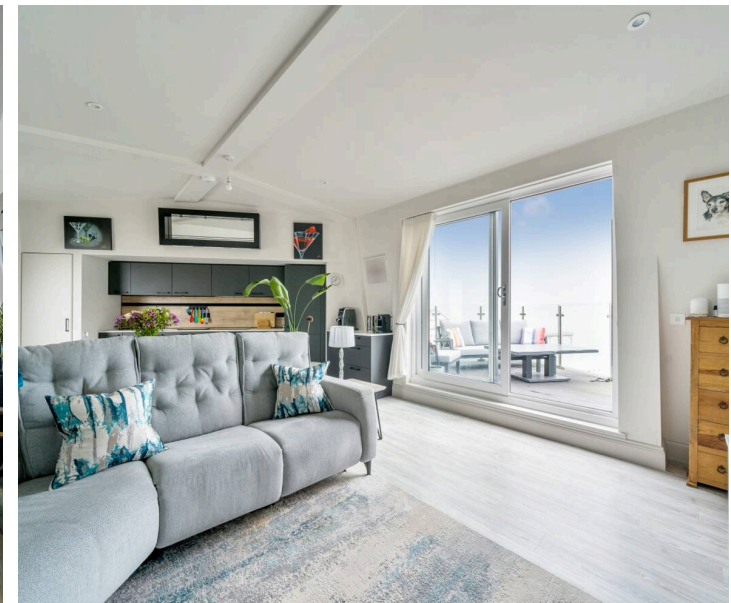
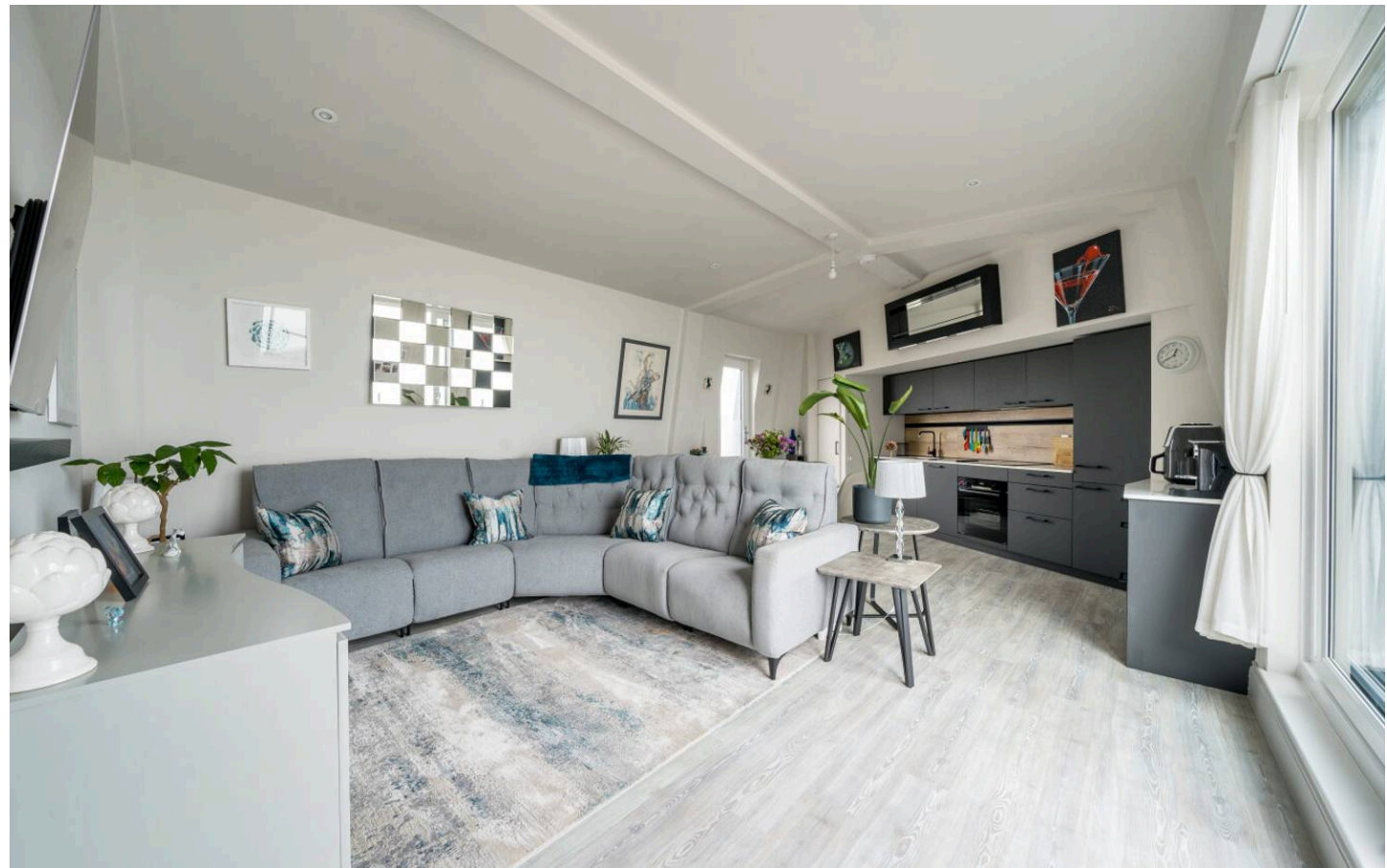
## Apt 5 West Lodge

- Open Plan Sitting Room
- Open Plan Well Appointed Kitchen
- Principal Bedroom En-Suite Shower
- Further Double Bedroom both with access to Balcony
- Contemporary Bathroom with WC
- Wrap-around Generous Terraced Balconies
- Panoramic Sea Views
- Underfloor Heating
- Balance of 10 Year Build Warranty
- Video Entry Phone

This stunning penthouse seafront apartment is part of 'The Royal' and sits proudly opposite to the promenade, the pier and betwixt Waterloo Square and The Steyne Gardens. The Royal is a beautiful regency building which has been re-imagined by a local developer recently. The high specification includes Schuller units under quartz work tops and Bosch integrated appliances, Amtico flooring where laid and underfloor heating in the en-suite and bathroom.

The contemporary accommodation comprises, communal door and stairs to all floors, communal hallway, personal door to welcoming hallway with store/utility cupboard. The open plan sitting/diner/kitchen has doors to the balcony/terrace with ample room for outdoor furniture, perfect for entertaining and relaxing.

Cont ....







There is an additional roof terrace for further storage. Two double bedrooms, both with access to the balcony with stunning sea views, contemporary bathroom plus en-suite shower room to bedroom one.

Outside, the wrap-around balcony/terrace is accessed from the sitting room and both bedrooms.

There is also a cycle store and we understand that residential parking permits can be purchased for £58 p.a. and £116 for additional permits.

Not only would this be a perfect home, this would also suit a holiday home or investment purchase.

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 ///milky.former.faded

Tenure: Leasehold. We understand there is the balance of 125 year lease from 2021.

Maintenance: We understand the maintenance charge is approximately £1,769.04 p.a.

Council Tax Band: C

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.