



## Flat 11, Compass Point The Esplanade, Bognor Regis

Starting Bid £225,000

## Flat 11 Compass Point

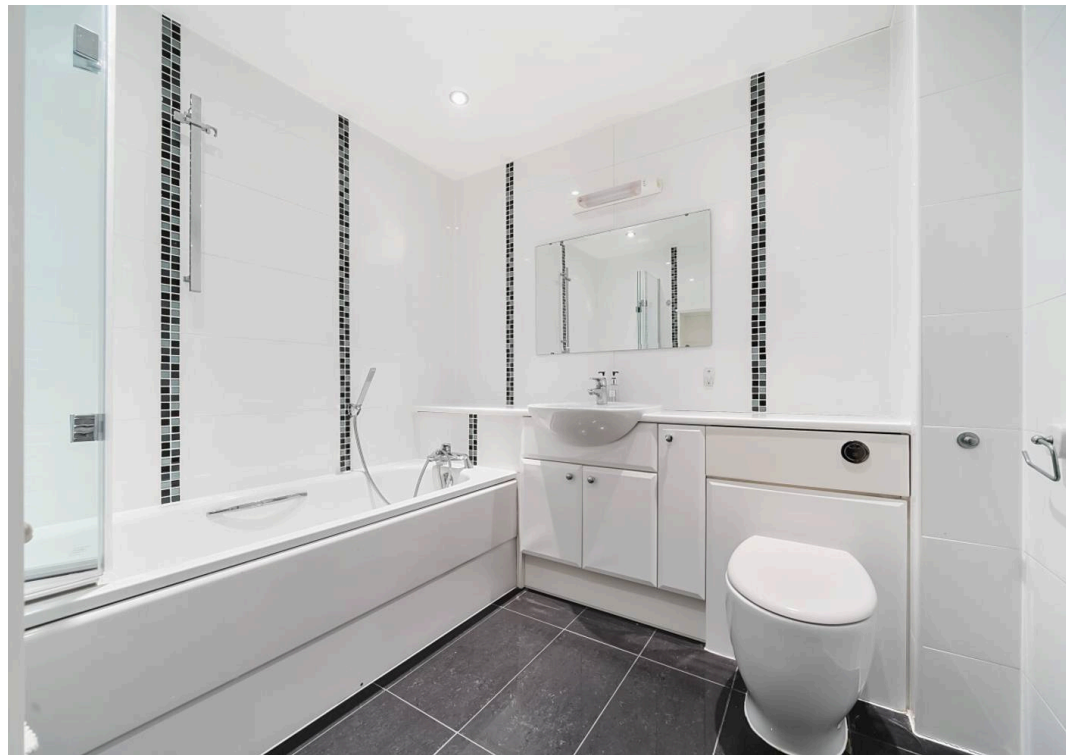
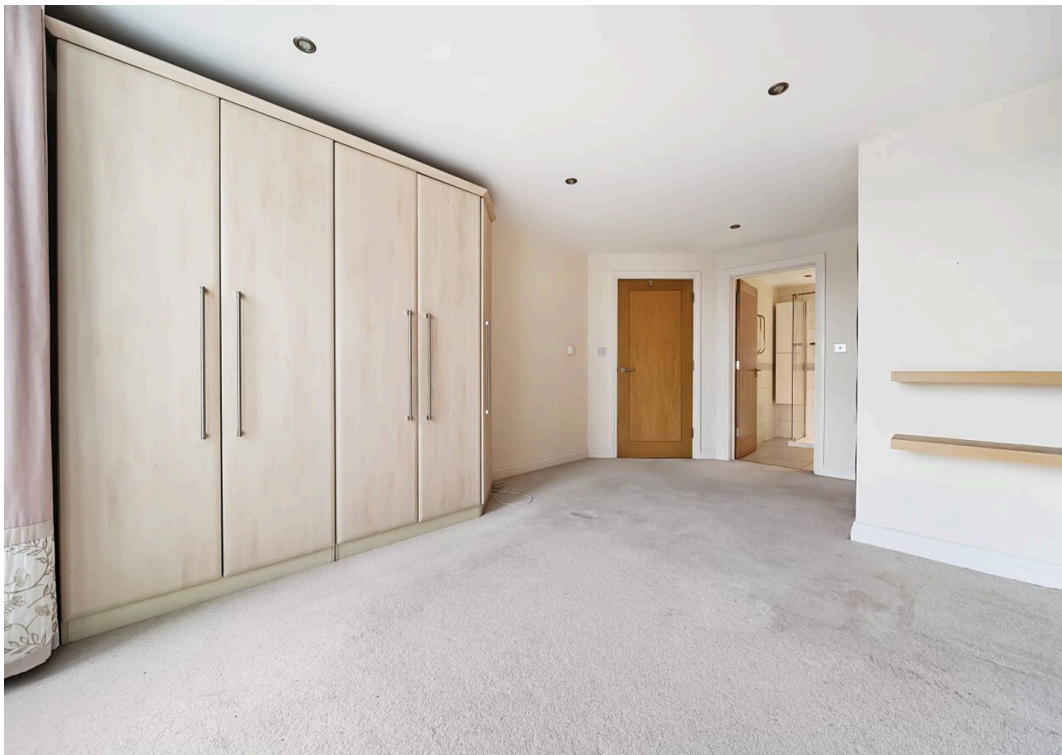
- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Stunning Second Floor Seafront Apartment
- Open Plan Sitting Room with Access to Balcony
- Video Entry System
- Both Double Bedrooms with Direct Sea Views plus Fitted Wardrobes
- En-suite Shower Room and Family Bathroom
- Thermostatically Controlled Underfloor Heating
- Stairs and Lift to all Floors
- Allocated and Visitor Parking
- No Forward Chain

Compass Point is a two bedroom second floor apartment forming part of a unique development constructed in 2007, built in a contemporary style affording direct sea views from all the principal rooms and balcony.

This particular apartment has a spacious dual aspect sitting room with access to the balcony giving superb sea views, well-appointed kitchen/breakfast room with integrated appliances, two bedrooms with bedroom one having a double built-in wardrobe cupboard, direct sea views and en-suite shower room, bedroom two has a double wardrobe cupboard and direct sea views. There is also a bathroom. The property benefits from thermostatically controlled electric underfloor heating and ample storage.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.







**SECOND FLOOR**

## The Esplanade, Bognor Regis

Approximate Area = 1056 sq ft / 98.1 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: 1228637

Outside, the property has the benefit of an allocated parking space and storage locker. There is also visitors parking, all of which is via electric gates with a key pad entry system.

Compass Point is a prestigious development situated on Bognor seafront, which is close to the town centre and overlooks the beach and promenade. The historic Cathedral City of Chichester with its wide selection of shopping facilities and theatre can be found within approximately seven miles.

Tenure: Share of freehold. We understand there is the balance of a 999 year lease from 2007.

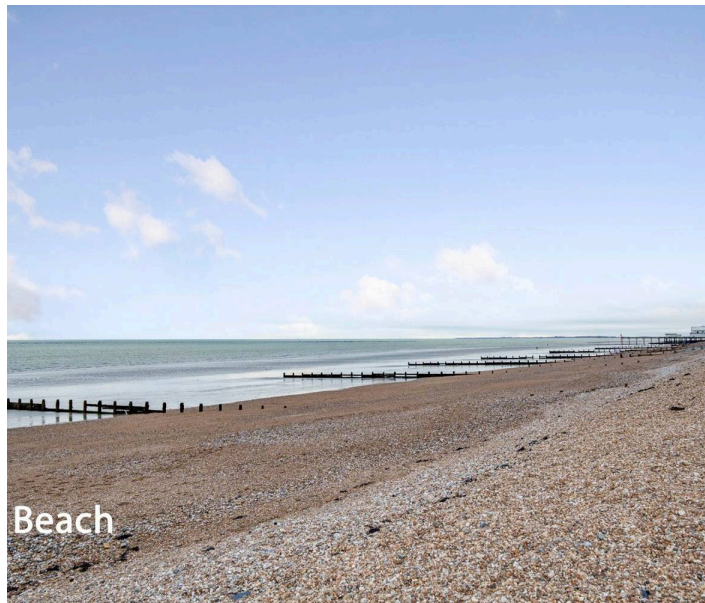
Maintenance Charge: We understand the maintenance charge payable is approximately £TBC p.a.

What3Words ///meal.nights.drop

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



Beach



Bognor Regis Pier



## Henry Adams - Bognor and Aldwick

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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.