



## Flat 18, Kings Court The Esplanade, Bognor Regis

Guide Price £220,000



# Flat 18 Kings Court

- Seafront Apartment
- Lift and Stairs to All Floors
- Dual Aspect 'L' Shaped Sitting/Dining Room
- Modern Fitted Kitchen
- 2 Generous Double Bedrooms
- Contemporary Shower Room and Separate WC
- Spacious Hallway with Ample Storage
- Well Maintained Communal Areas
- Garage in Compound and Visitor Parking
- Glorious Sea Views

Welcome to this beautifully presented two bedroom apartment, perfectly positioned on the promenade and offering glorious sea views that you can enjoy from the comfort of your own home.

Step inside and you will find a spacious hallway with ample storage, leading you into a dual aspect L-shaped sitting and dining room, where a delightful window seat invites you to sit back and soak up those uninterrupted coastal vistas. The south facing aspect ensures the living spaces are bathed in natural light throughout the day, making the apartment feel bright and airy. The modern fitted kitchen is ideal with plenty of worktops, eye-level oven and electric hob and cupboards plus space for white goods. You can even enjoy the sea views while washing up.

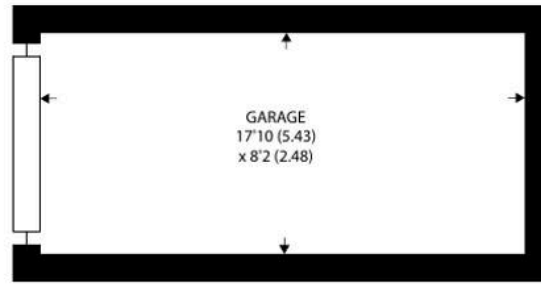
Both bedrooms are generous doubles, both with fitted wardrobes and offering a sea glimpse that adds a touch of coastal charm to your morning routine. The contemporary shower room is sleek and stylish, while the separate WC adds an extra layer of convenience.

Tenure: Share of Freehold & Council Tax band: D

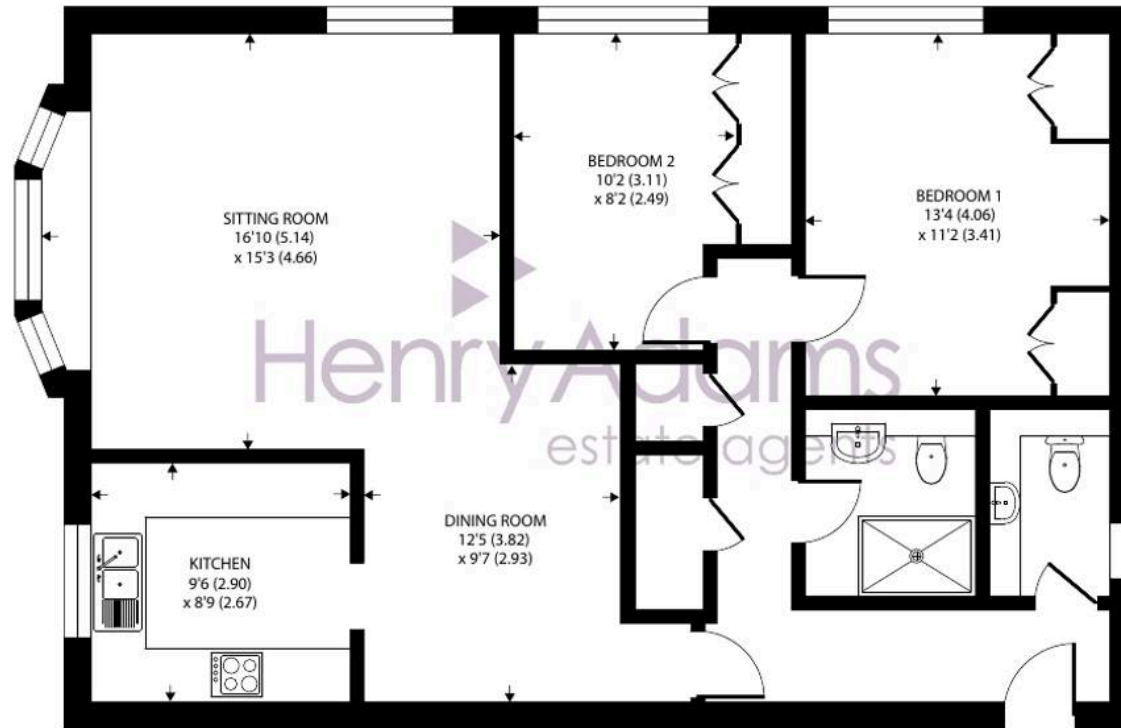
EPC Energy Efficiency Rating: C







GARAGE EN-BLOC



SECOND FLOOR

## Kings Court, The Esplanade, Bognor Regis

Approximate Area = 933 sq ft / 86.6 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1078 sq ft / 100 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: 1469145

The communal areas are well maintained, giving a welcoming feel as soon as you enter the building, and you have the benefit of both lift and stairs to all floors, making access easy for everyone. There is a garage in the compound, as well as visitor parking for your guests.

The town centre location means you are just moments from shops, cafes, and all the amenities you might need, making this apartment perfect for those who want to be at the heart of the action while still enjoying a peaceful, scenic retreat.

If you are searching for a home that combines the best of seaside living with all the convenience of town centre amenities, this flat is sure to impress. Book your viewing today and see for yourself what makes this apartment such a special find.

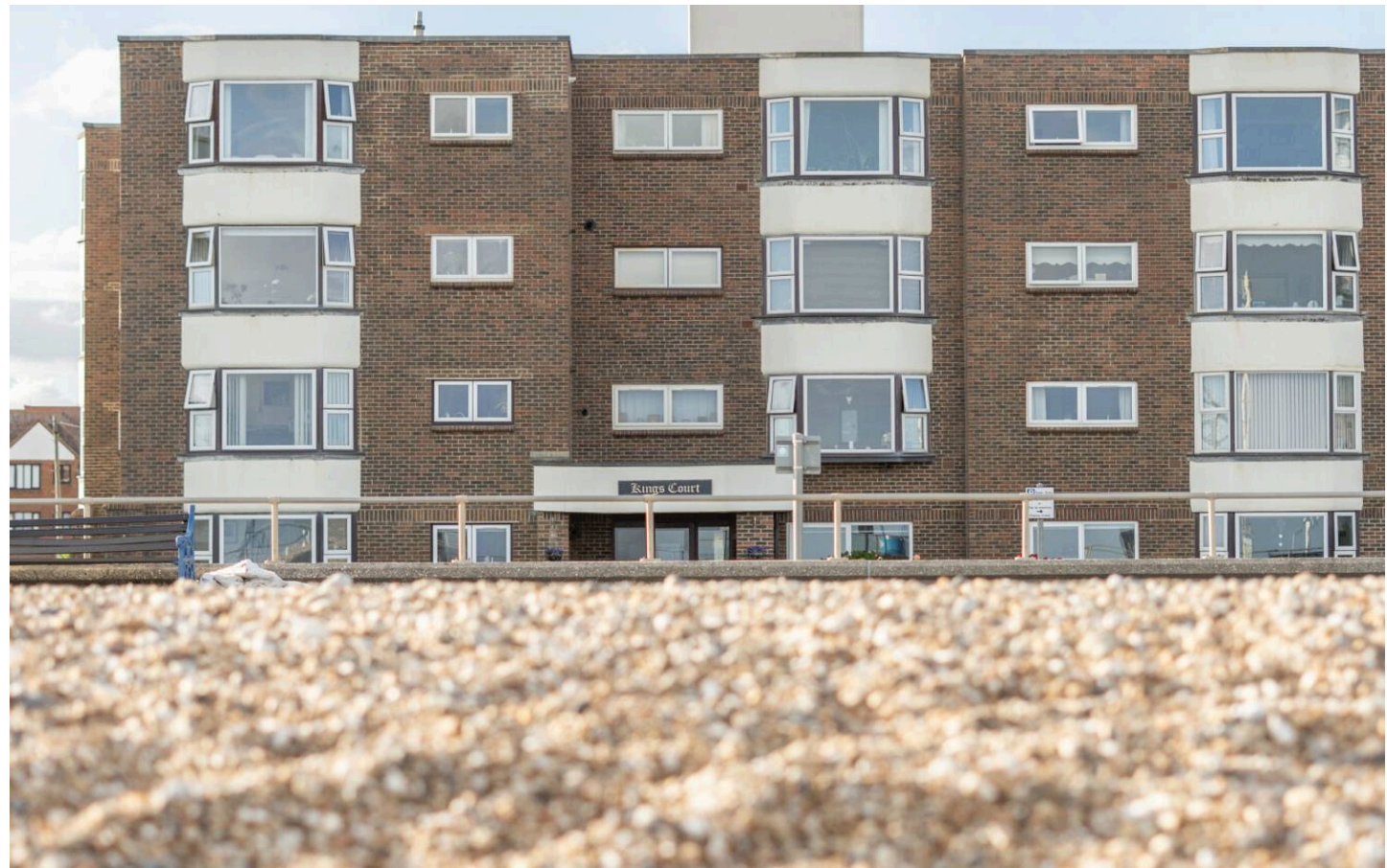
Situated directly on the seafront of Bognor Regis town centre, with its precinct shopping facilities, mainline railway station to London Victoria and the traditional beach and promenade.

What3Words [///oatmeal.flamingo.strides](https://www.what3words.com/#!/oatmeal.flamingo.strides)

Tenure: Share of Freehold. We understand there is a 999 year lease from 24/06/2007.

Maintenance Charge: We understand the maintenance charge is approximately £2,129.16 p.a.

Ground Rent: We understand the ground rent is approximately £10 p.a.





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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.