



Apt 10, Esplanade Grande The Esplanade, Bognor Regis

Guide Price £375,000



Apt 10 Esplanade Grande

- Exclusive Seafront Apartment
- Dual Aspect Sitting Room
- Separate Hexagonal Dining Room
- Luxury Appointed Kitchen
- Principal Bedroom with En-Suite
- Second Double Bedroom
- Family Shower Room
- Two Balconies with Sea Views
- Garage and Secure Gated Visitor Parking

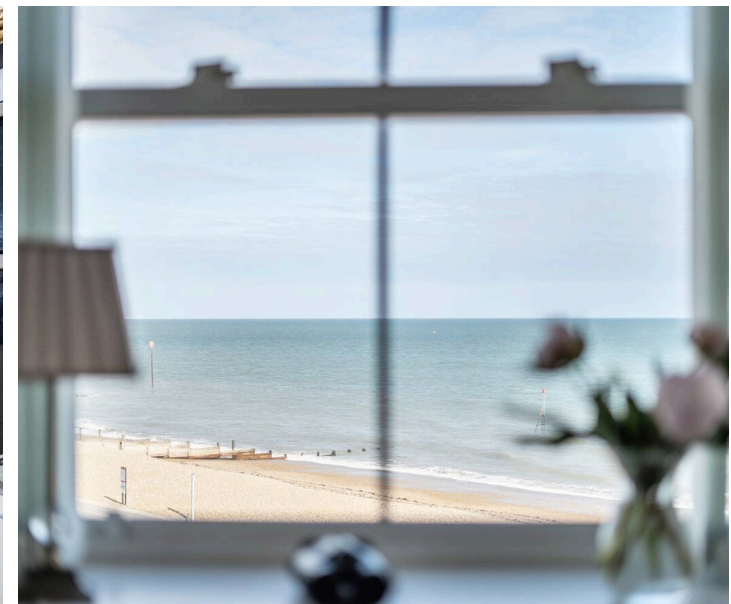
Luxury apartment situated in the popular development of Esplanade Grande. There is a spacious entrance hall with ample storage. The sitting room is south facing with two balconies, south and east facing with glorious seaviews and the hexagonal shaped dining room with panoramic views make this a unique living space. The kitchen is fitted with contemporary cream gloss units under black granite worktops with integral appliances. The principal bedroom has double fitted wardrobes and a full bathroom en-suite. There is a second double bedroom also with a fitted wardrobe plus a shower room.

Outside, there is an under ground garage and visitor parking space and in the secure gated parking area.

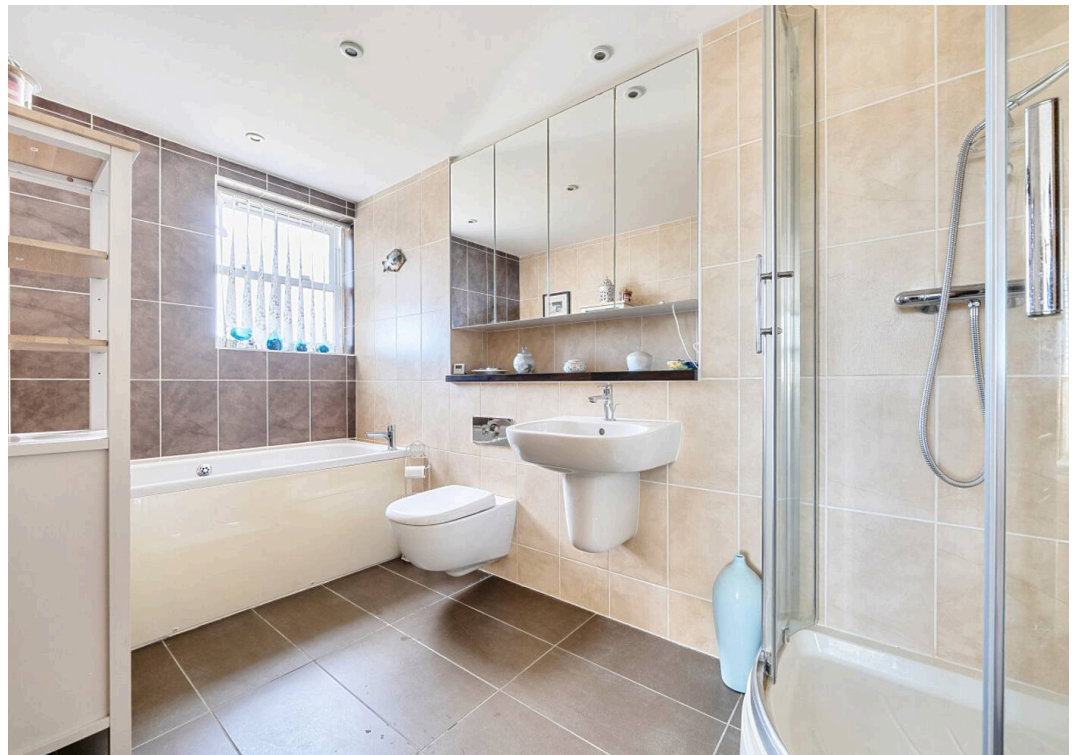
Tenure: We understand there is 105 year lease from 2007.

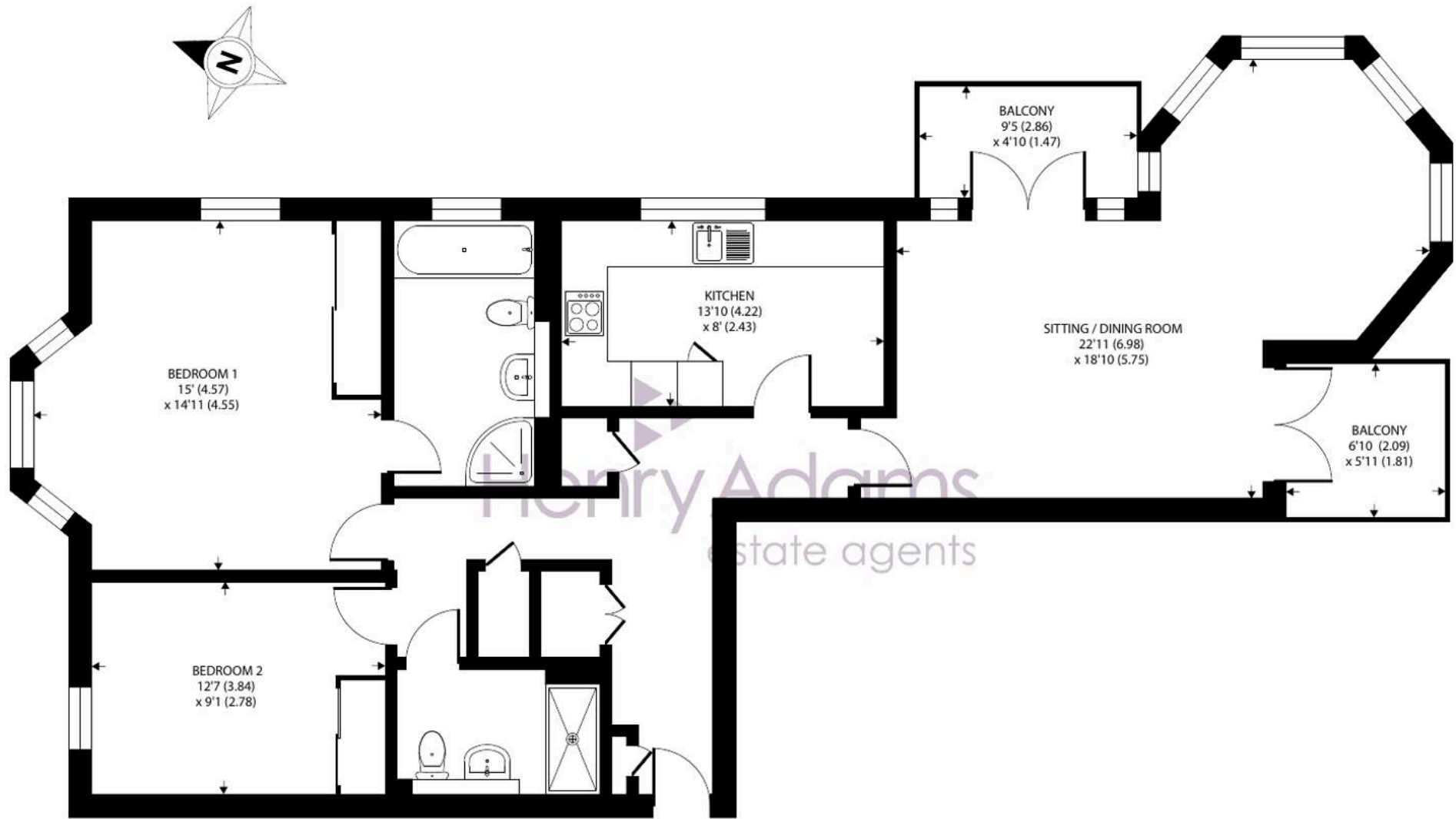
Maintenance Charge: We understand the maintenance charge is approx. £3,520 p.a.

Ground Rent: We understand the ground rent is currently £300 p.a.









THIRD FLOOR

Esplanade Grande, The Esplanade, Bognor Regis

Approximate Area = 1052 sq ft / 97.7 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: 1470497

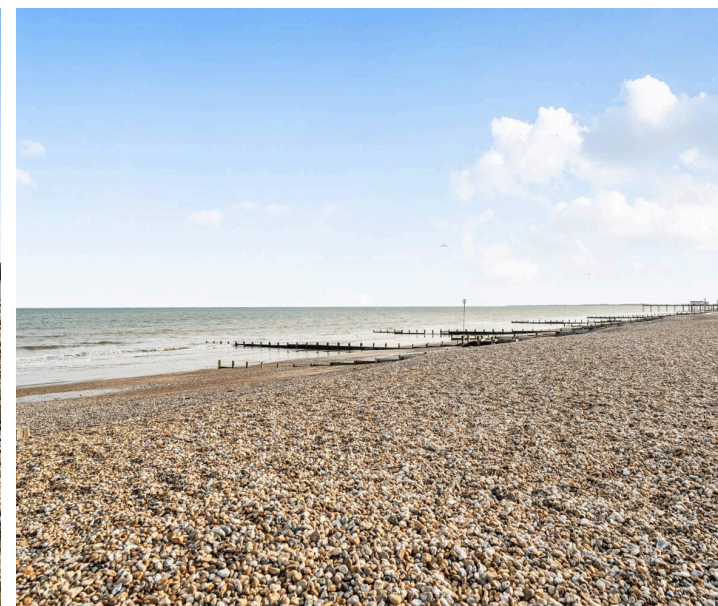
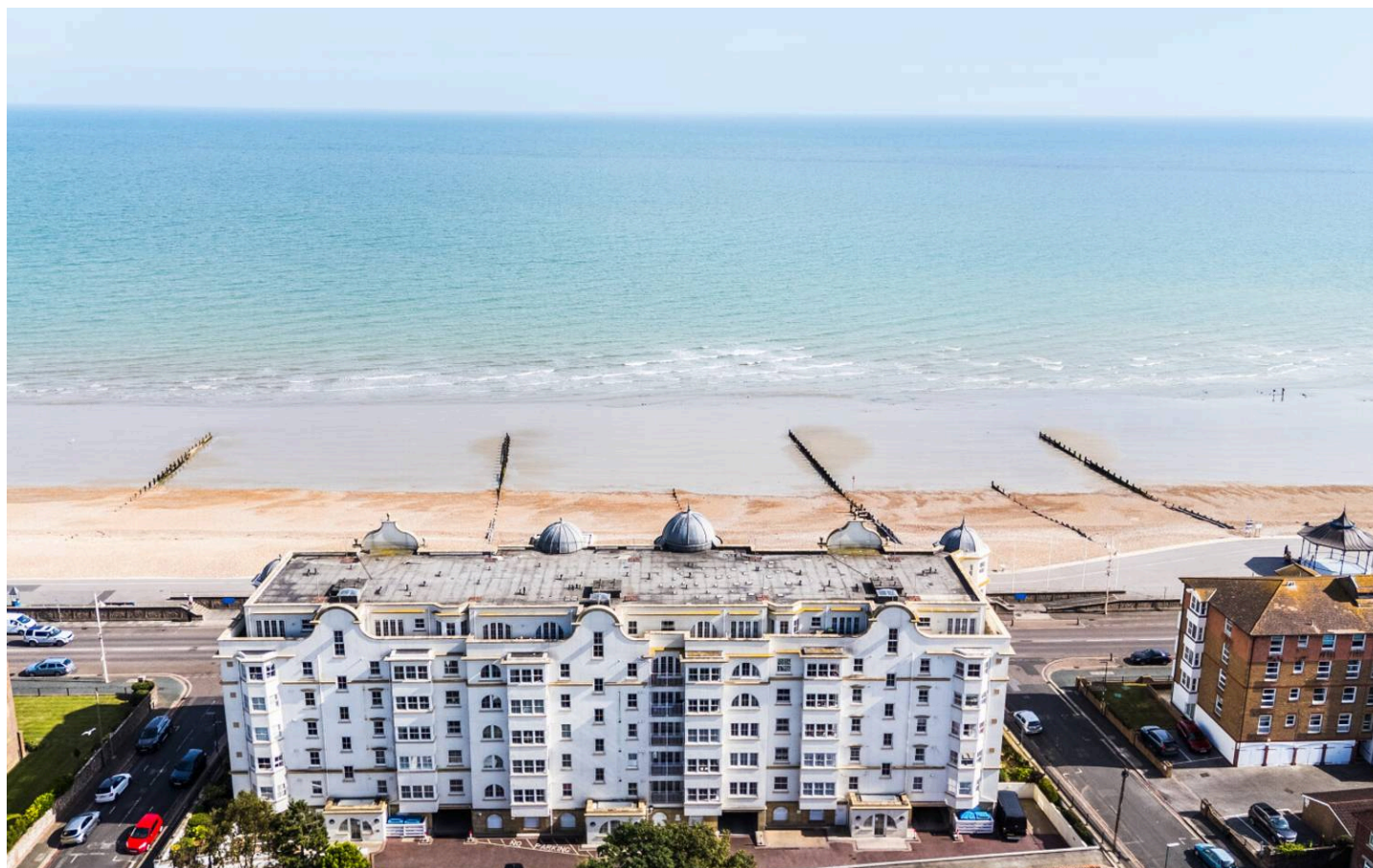
Situated directly on the seafront of Bognor Regis town centre, with its precinct shopping facilities, main line railway station to London Victoria and the traditional beach and promenade.

What3Words ///rugs.raft.upset

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Henry Adams - Bognor and Aldwick

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

01243 842123

bognorandaldwick@henryadams.co.uk

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.