



19 Dolphin Court 24 The Steyne | Bognor Regis | PO21 1TP

Guide Price £165,000

Leasehold



**hancock**

Lettings & Estate Agents



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1TP

Guide Price £165,000

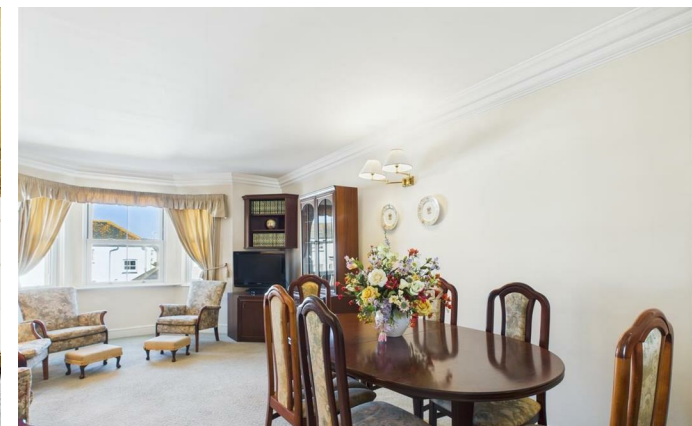
- Leasehold
- Peppercorn Ground Rent
- Allocated Parking
- 158 Years Remaining
- Lift Access
- Virtual Tour
- Seafront Location
- Two Bathrooms
- 2nd Floor Apartment
- Close To Amenities

Located just a stone's throw from the seafront and esplanade, this spacious second-floor apartment offers an exciting opportunity for buyers seeking a coastal lifestyle with excellent potential to personalise and add value.

This generously proportioned flat comprises two well-sized double bedrooms, including a principal bedroom with a large en suite shower room. A separate family bathroom features a shower over bath.

The heart of the home is the large, multifunctional living and dining area—ideal for entertaining or relaxing—leading through to a separate kitchen. The layout provides flexibility and scope for modernisation to suit individual tastes.

Further benefits include an allocated parking space at the



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rear of the building and a location just a two-minute walk from the beach, promenade, and local amenities. Entrance with intercom and lift access to the second floor apartment.

Although the property would benefit from cosmetic updating, it presents a superb project for buyers looking to create a stylish coastal home or investment property.

Additional Information :

Tenure : Leasehold

Service Charge : £3000.00 Per Annum

Ground Rent : Peppercorn

Lease Term : 158 Years Remaining

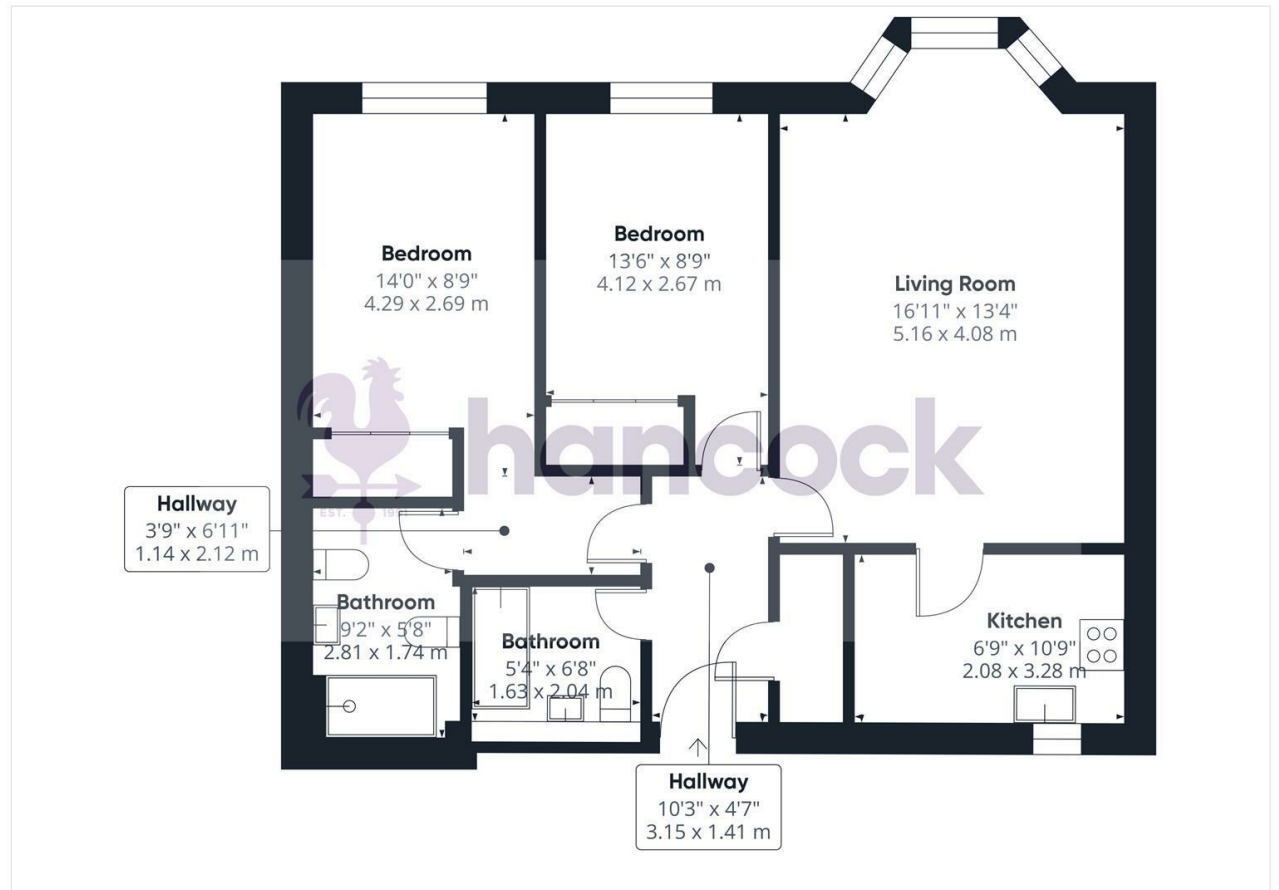






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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