

SW

Sims Williams



FLAT 5 ROYAL HOTEL, EAST LODGE, THE ESPLANADE, BOGNOR REGIS, WEST SUSSEX, PO21 1GJ



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 557 SQ FT / 51.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

Leasehold

FLAT 5 ROYAL HOTEL, EAST LODGE
THE ESPLANADE
BOGNOR REGIS
WEST SUSSEX
PO21 1GJ

- Seafront Apartment
- Newly Renovated Throughout
- Kitchen With Integrated Appliances
- Double Bedroom
- Contemporary Bathroom
- Seaviews
- Low Outgoings
- Chain Free

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

A well presented apartment located on the top floor of a sought after development, close to Bognor Regis town centre, where there is a mainline train station with links to London, Brighton and Portsmouth.

The seafront promenade is located across the road from the property and the town Centre just 800 meters, where there is an abundance of cafes and amusements.

The Cathedral City of Chichester is located 7 miles away which boasts popular cafes and restaurants as well as popular shops.

The property is accessed via a secure phone system. Internally there are stairs access to the third floor where you will find the apartment.

The property offers spacious and bright accommodation and has been sympathetically renovated to ensure the character of the building remains.

The accommodation comprises; a sizable lounge/living area with a modern fitted kitchen and integrated appliances. The kitchen offers a range of base and eye level units.

The master bedroom is located at the rear of the apartment and benefits from fitted shelves and a storage cupboard.

Tenure

We have been advised by the current vendor that the lease term is 121 years remaining. The current maintenance contribution is £1722.22 annually and the ground rent is £150 per annum.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Hotham Park head South along the High Street, at the mini roundabout, turn left onto Gloucester Road. Following the road round onto The Esplanade, pass Bognor Pier and the property can be found on the right.

