



Flat 10, Berkeley Court, The Esplanade, Bognor Regis PO21 1LX

£315,000 Leasehold



2 Bedrooms



1 Bathroom



1 Reception Rooms

*Sw*  
Sims Williams

## Key Features

- Seafront Apartment
- Panoramic Sea Views
- Two Double Bedrooms
- Third Floor
- Lift to all Floors
- Kitchen/Breakfast Room
- Lounge/Diner
- South Facing Balcony
- Garage in Compound

## EPC Rating

Current = B

Potential = B

## Council Tax Band

Band = E

## Tenure - Leasehold

Length of Lease: 125 years

Years Remaining: 84 years

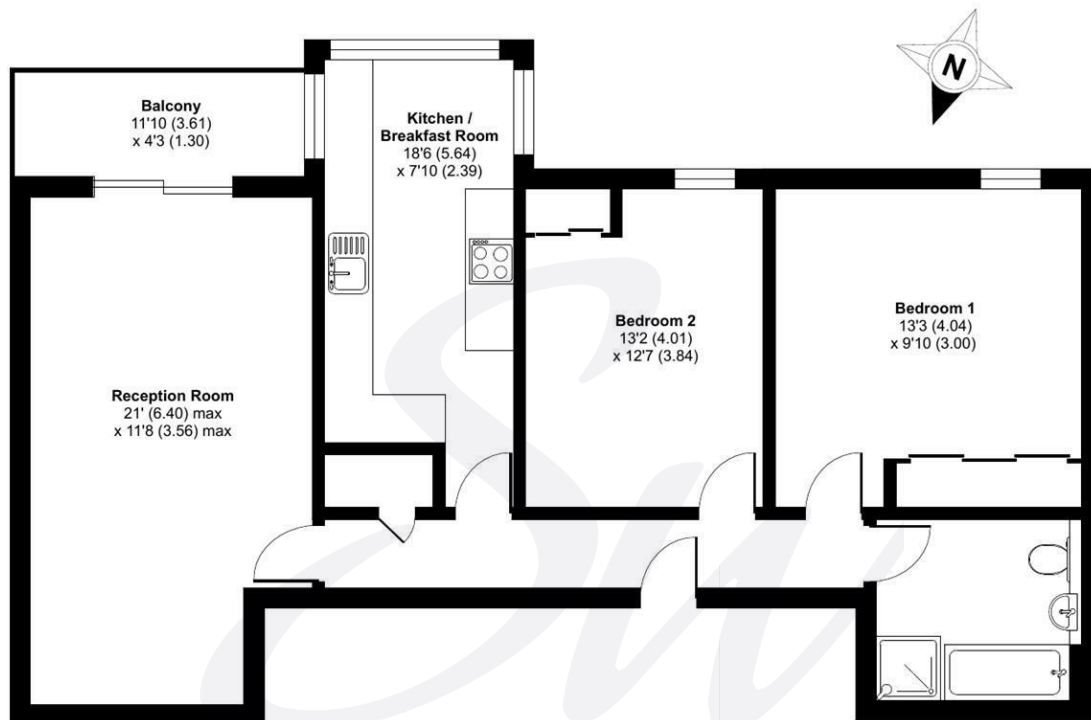
Ground Rent:

Service Charge: £2,700 per Annum



Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Sims Williams. REF: 1240704







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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.