



Apartment 47, Esplanade Grande, Bognor Regis PO21 1NY  
£425,000 Leasehold



2 Bedrooms



2 Bathrooms



1 Reception Room

*SW*

Sims Williams

## Key Features

- Apartment with Direct Seaviews
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Kitchen/Diner
- Family Bathroom
- Spacious Lounge
- Southernly Balcony
- Secure Entry System
- Garage

## EPC Rating

Current = B

Potential = B

## Council Tax Band

Band = E

## Tenure - Leasehold

Years Remaining on Lease: 87

Ground Rent: £300.00 per annum

Service Charge: £3,164.05 per annum

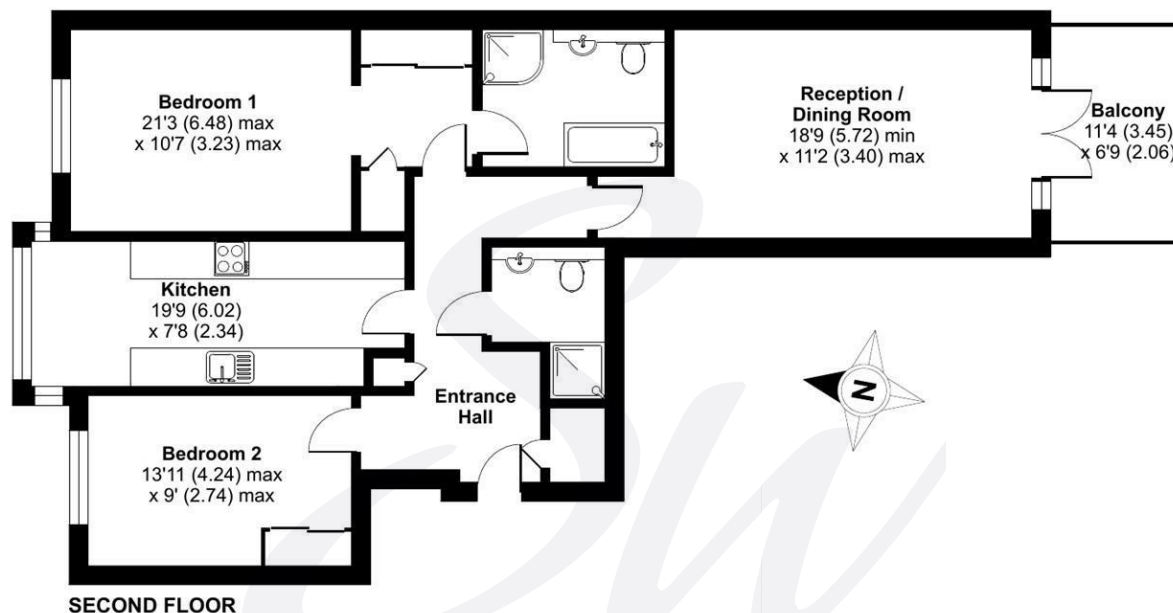
Includes water & sewerage charges.





Approximate Area = 993 sq ft / 92.2 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). © ntechcom 2025.  
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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.