



Apt 22, Esplanade Grande The Esplanade, Bognor Regis

Guide Price £325,000

 **Henry Adams**  
estate agents







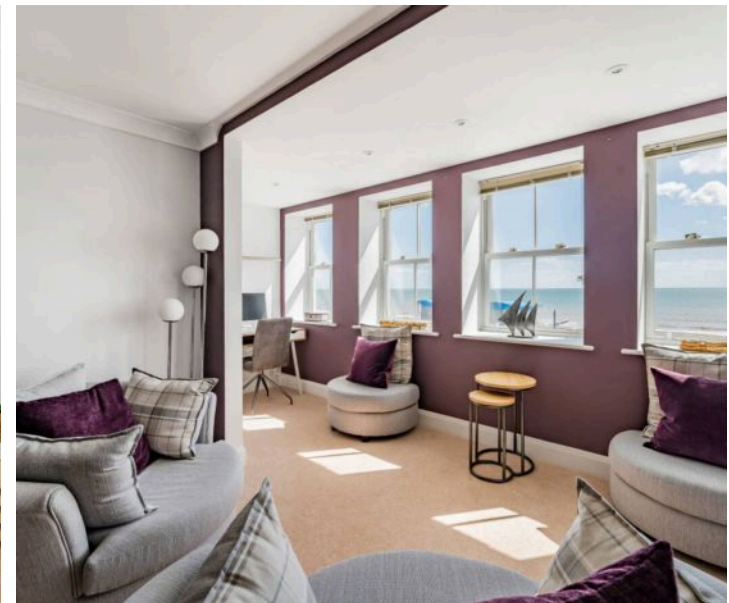
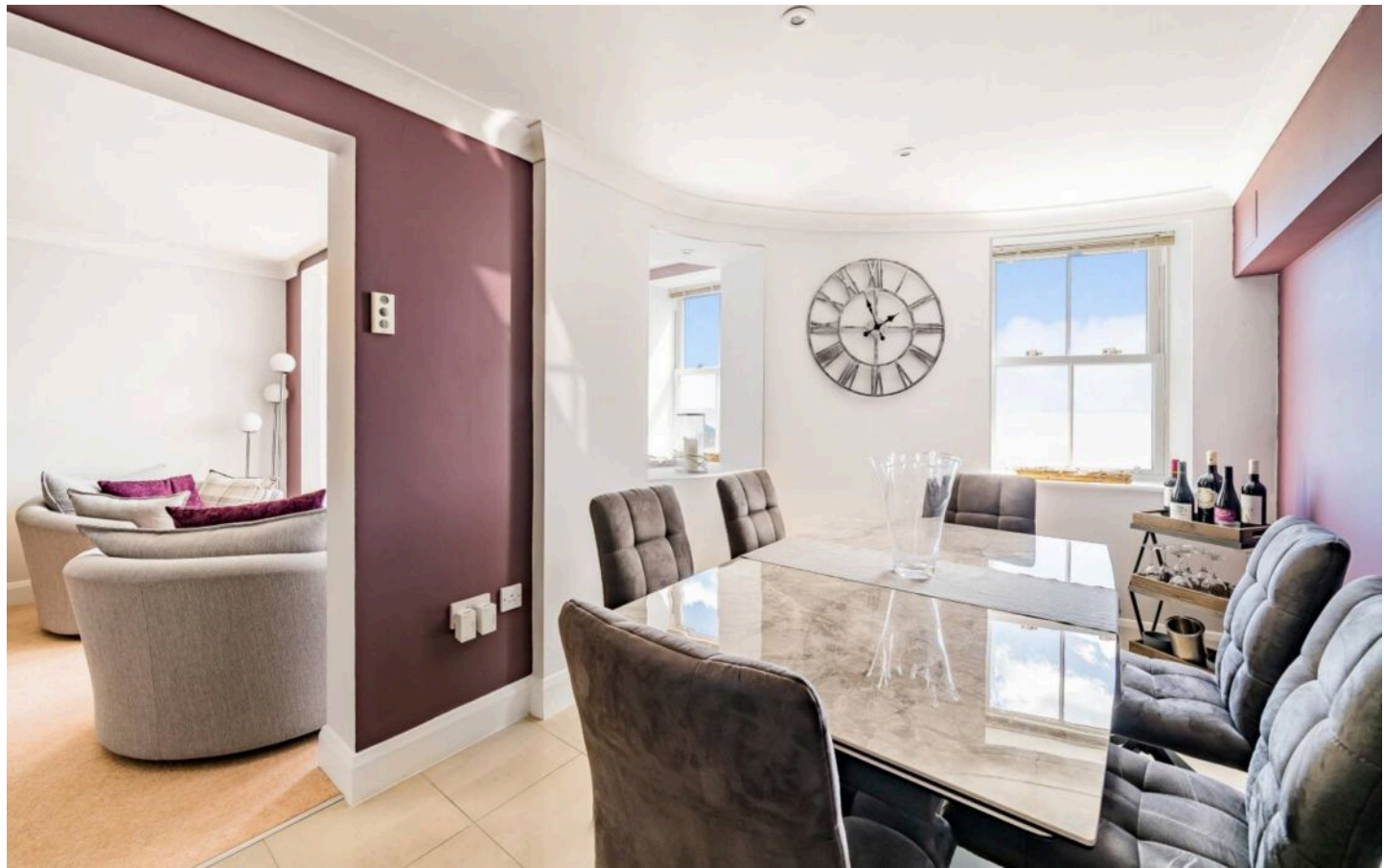
## Apartment 22 Esplanade Grande

Luxury apartment situated in the popular development of Esplanade Grande with sea views and garage.

- Exclusive Second Floor Seafront Apartment
- Sitting Room and Sun Room with Sea Views
- Principal Bedroom with Fitted Wardrobes
- Full En-Suite Bathroom
- Guest Shower Room
- Video Entry Phone System
- Lift and Stairs to all Floors
- Garage and Visitor Parking
- Luxury Appointed Kitchen/Diner

Luxury apartment situated in the popular development of Esplanade Grande. There is a spacious entrance hall, all the principal rooms are south facing with sea views. The sitting room has an additional sun room area to enjoy the glorious sea views. The kitchen/breakfast room is fitted with contemporary cream gloss units under black granite worktops with integral appliances. The principal bedroom has a dressing area with fitted wardrobes and a full bathroom en-suite, which is fitted with very good quality porcelain sanitary ware. There is a second double bedroom, also with a fitted wardrobe and a shower room, again fitted with top quality sanitary ware.

Outside, there is a garage, underground bike store and additional visitor parking spaces in the secure gated parking area.

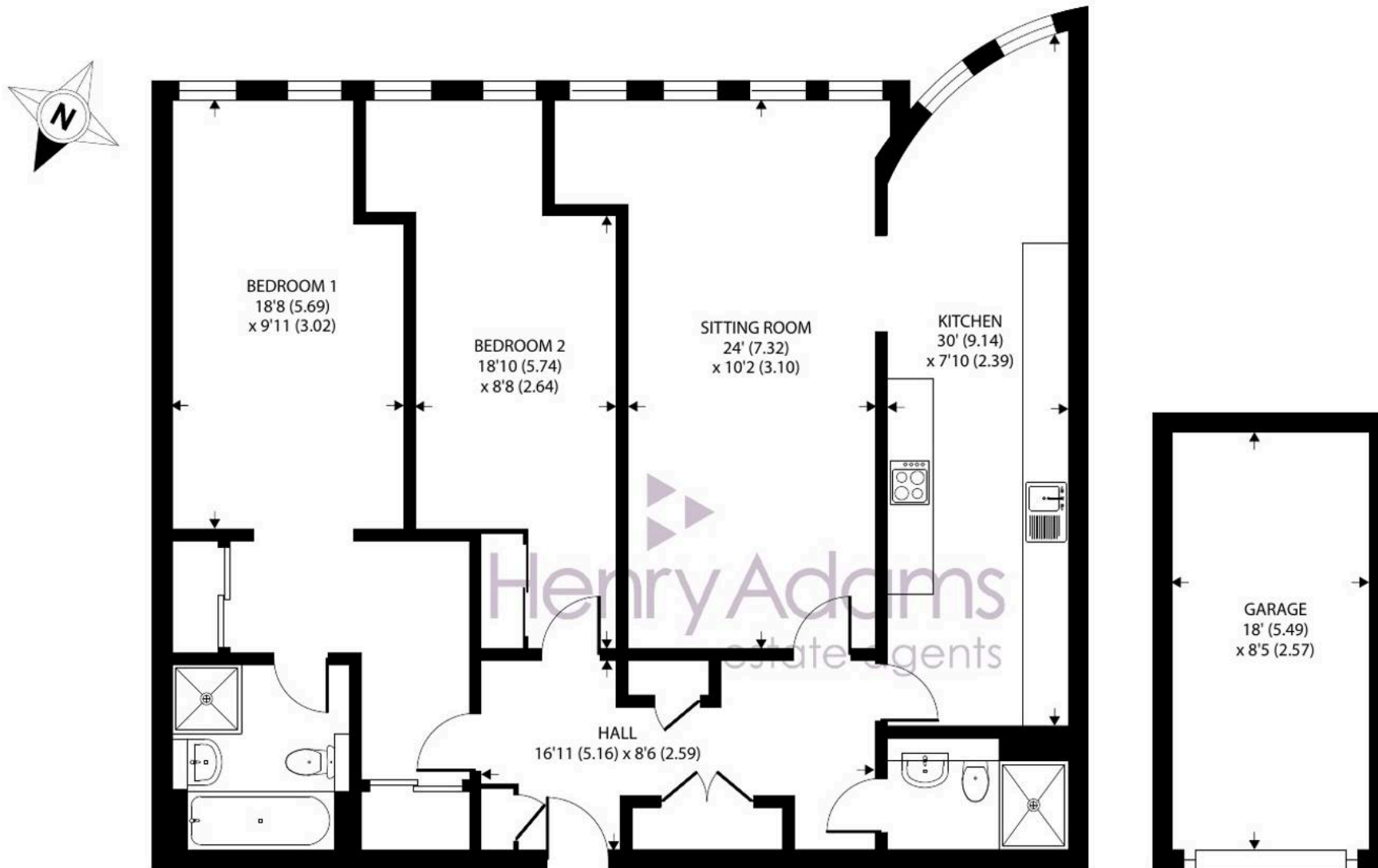












SECOND FLOOR

## Esplanade Grande, The Esplanade, Bognor Regis

Approximate Area = 1256 sq ft / 116.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1409 sq ft / 130.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1117496



Tenure: We understand there is the remainder of 105 year lease from 1st September 2007 (89 years remaining).

Maintenance Charge: We understand the maintenance charge is approximately £1,656 plus £229 reserve fund. The total amount is approximately £1,885 per six months.

Ground Rent: We understand the ground rent is £300 p.a. (£150 per 6 months).

Situated directly on the seafront of Bognor Regis town centre, with its precinct shopping facilities, mainline railway station to London Victoria and the traditional beach and promenade. Not only does Bognor Regis boast some of Britain's most magnificent Georgian and Regency buildings, it also enjoys more sunshine than anywhere else in the country. As well as a beautiful beach complete with traditional fishing boats, this attractive seaside town is home to lovingly tended parks and gardens, a theatre and cinema, and a good choice of shops, restaurants, bars and cafes. All just a relaxing stroll away from your elegant seafront home.

What3Words ///rugs.raft.upset

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B







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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.