





18 Esplanade Grande, The Esplanade, Bognor Regis

Superb seafront apartment with balcony offering direct sea views. Offered with No Forward Chain.



- ▶ High Specification Seafront Apartment
- ▶ Beautifully Appointed Kitchen/Dining Room
- ▶ Second Bedroom
- ▶ Beautiful Sea Views
- ▶ No Forward Chain
- ▶ Sitting Room with Balcony
- ▶ Principal Bedroom with Dressing Area and En-Suite Shower Room
- ▶ Shower Room/WC
- ▶ Allocated Parking Space

Designed to impress from the outset with its elegant façade, Esplanade Grande has high specification fixtures and fittings, which includes a beautifully appointed kitchen/dining room with integrated appliances, quality porcelain bathroom fittings, under floor heating throughout and a balcony with sea views over the promenade.

Particular features of this apartment include a south facing sitting/dining room with balcony, which offers sea views. The principal bedroom has a dressing area with a range of fitted wardrobes and a full en-suite bathroom. The second bedroom also has fitted wardrobes. There is a guest shower room and ample storage to the spacious hallway.

The secure gated access leads to the garages, allocated and visitor parking bays. No 18 has an allocated parking space.

Tenure: We understand there is 107 year lease from 1st September 2007.

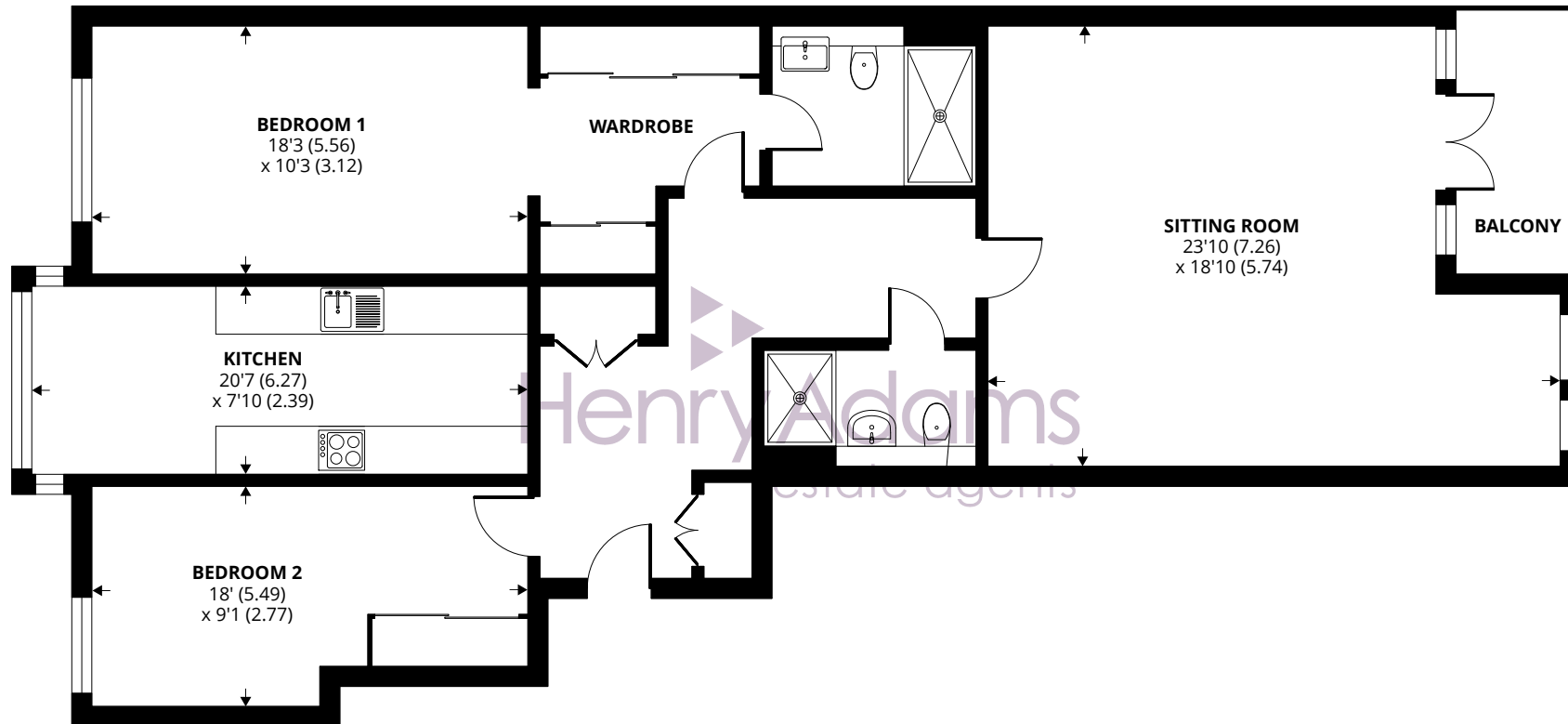
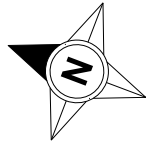
Maintenance Charge: We understand the maintenance charge is approximately £3,312 p.a.

Council Tax Band: E









FIRST FLOOR

Approximate Area = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



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.

Location

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.

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