



## Flat 20, Compass Point The Esplanade, Bognor Regis

Guide Price £425,000

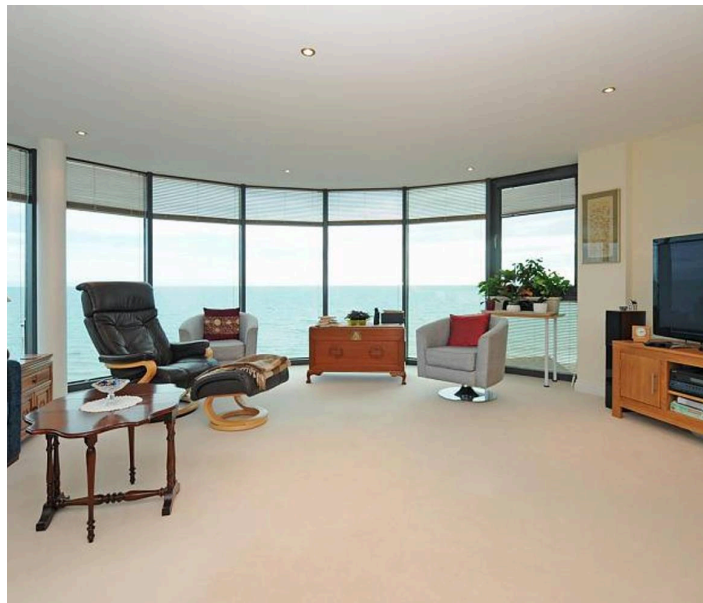


## Flat 20 Compass Point

A rarely available fourth floor seafront apartment situated in the turret of the contemporary Compass Point.

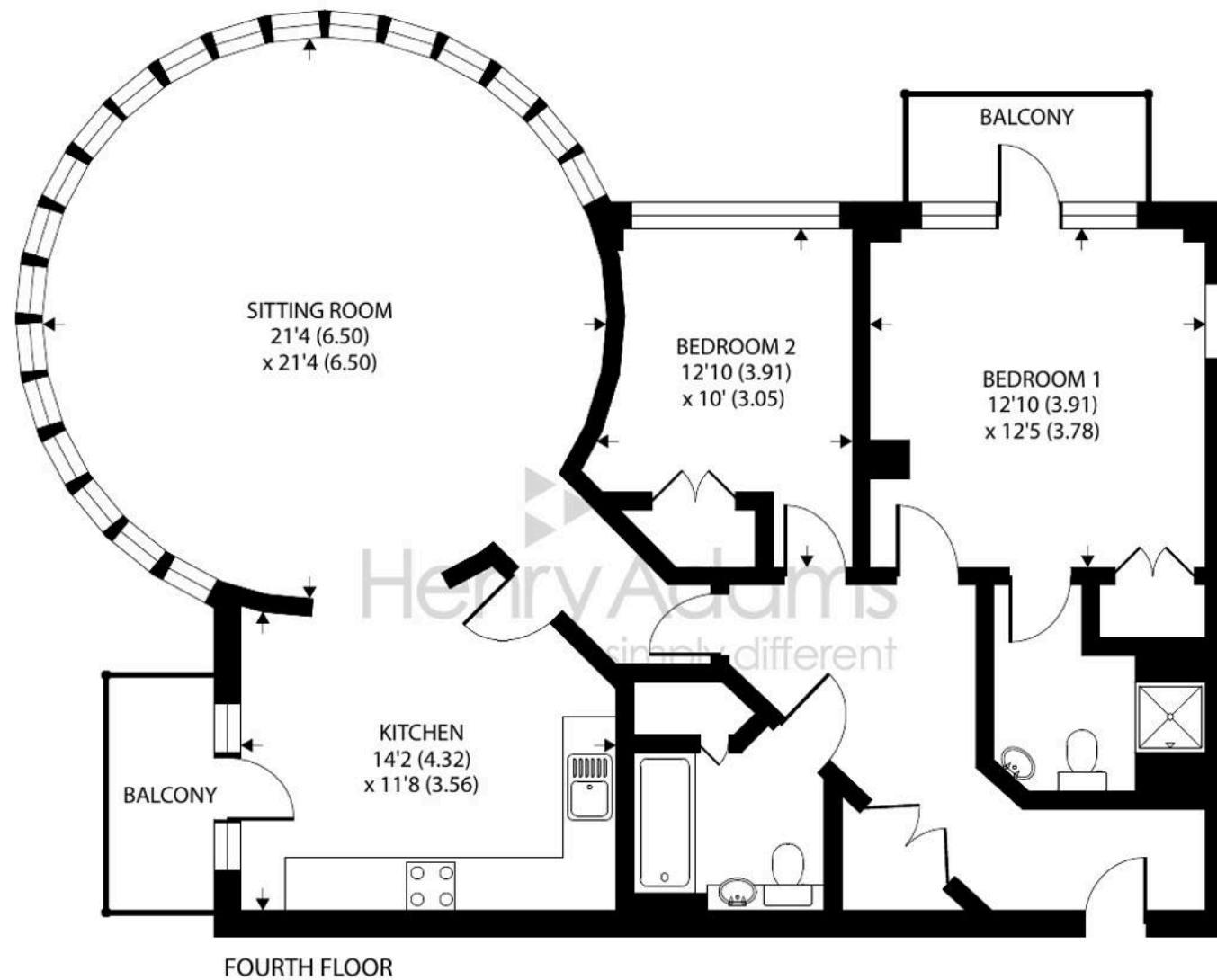
- Stunning Fourth Floor Seafront Apartment
- Two Balconies
- Lift and Stairs to all Floors
- Contemporary Circular Sitting Room
- Luxury Appointed Kitchen
- Principal Bedroom with En-Suite
- Second Bedroom
- Under Floor Heating
- Under Cover Allocated Parking and No Forward Chain

A rarely available seafront apartment situated in the turret of the contemporary Compass Point development on the promenade of Bognor Regis seafront. The apartment is on the fourth floor. A private front door opens into the entrance hall. There is a circular sitting room with floor to ceiling windows giving glorious panoramic views over the promenade and out to sea. The well appointed kitchen has integral appliances including a ceramic hob, which has space for dining and a balcony with sea views. The principal bedroom has fitted wardrobes and a balcony opening onto the south facing balcony with glorious sea views and also has an en-suite shower room. The second bedroom also has a fitted wardrobe and views overlooking the sea. There is a modern contemporary bathroom.









## Compass Point, The Esplanade, Bognor Regis

Approximate Area = 1127 sq ft / 104.6 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: 1190855



Outside, there is an under cover allocated parking space accessed through secure entry gates. Viewing is thoroughly recommended to appreciate the stunning panoramic views from the sitting room and the quality of the fixtures and fittings.

Compass Point is a prestigious development situated on Bognor seafront with views over the promenade. The town centre with precinct shopping facilities, a range of cafes, bars and restaurants and the mainline railway station with services to London Victoria and the South Coast is all within easy walking distance.

What3Words [///fats.chairs.comic](http://fats.chairs.comic)

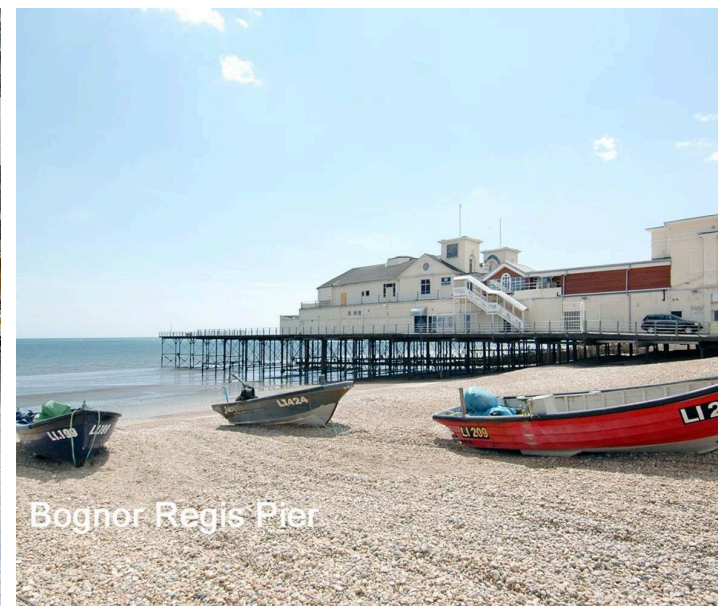
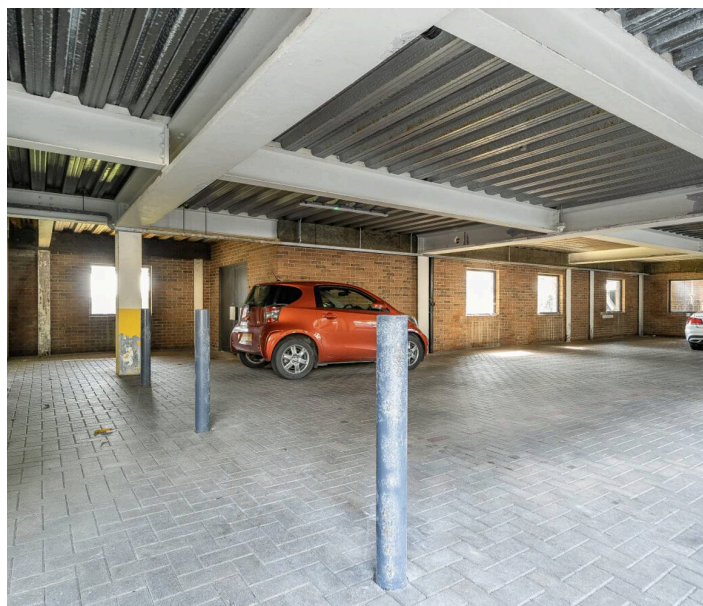
Tenure: Share of freehold. We understand there is a 999 year lease from 25/03/2007.

Maintenance Charge: We understand the maintenance charge is currently £1,856.50 per 6 months.

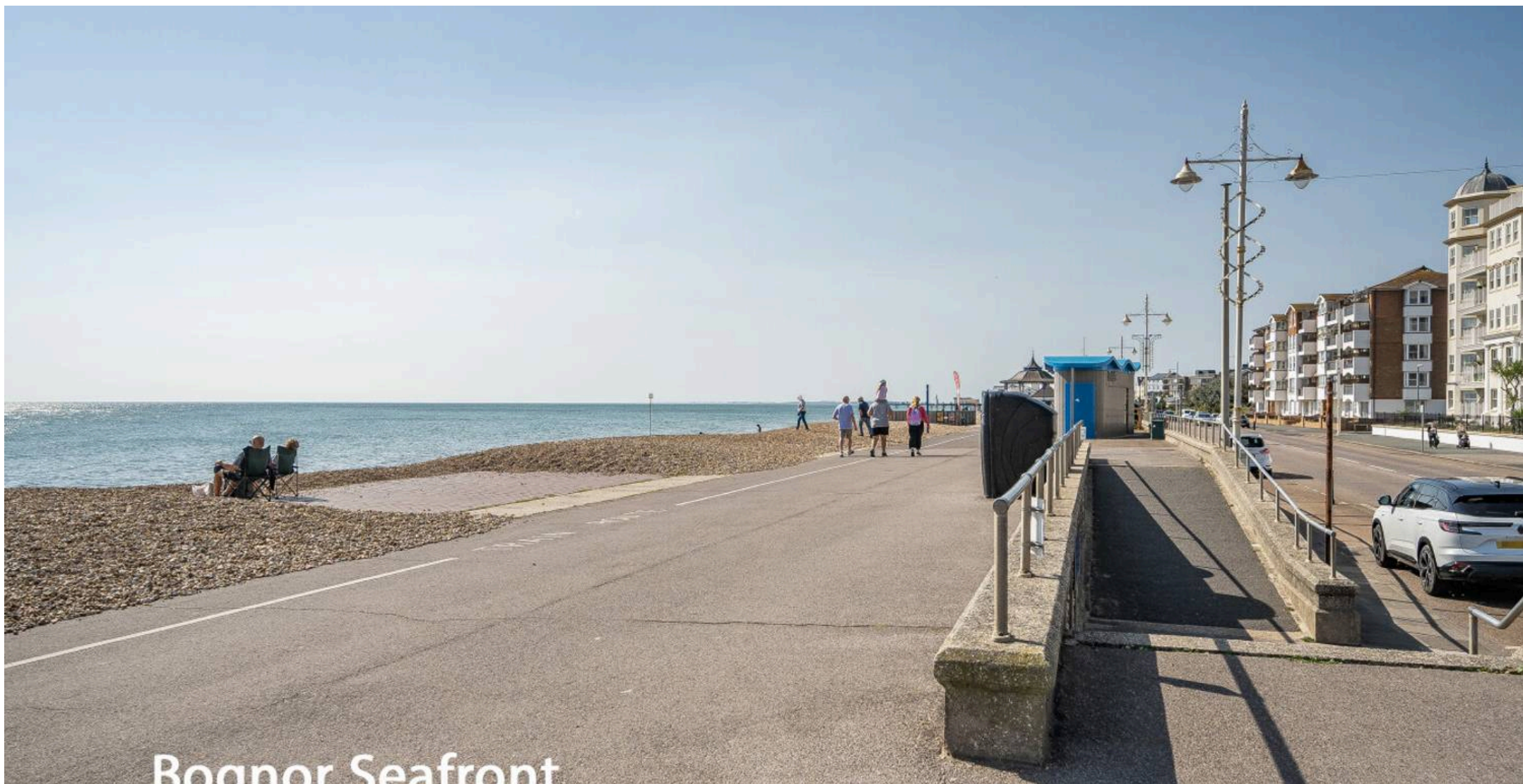
Council Tax Band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B







## Henry Adams - Bognor and Aldwick

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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.