





## 37 Esplanade Grande, The Esplanade, Bognor Regis

Luxury seafront apartment with glorious sea views on the promenade of the seaside town of Bognor Regis.



- ▶ Exclusive Upper Ground Floor Seafront Apartment
- ▶ Luxury Appointed Kitchen
- ▶ Principal Bedroom with En-Suite
- ▶ Family Shower Room
- ▶ Secure Gated Allocated Parking
- ▶ Dual Aspect Sitting Room
- ▶ Separate Hexagonal Dining Room
- ▶ 2nd Double Bedroom
- ▶ Two Balconies with Sea Views
- ▶ No Onward Chain

Luxury apartment situated in the popular development of Esplanade Grande. There is a spacious entrance hall with ample storage. The sitting room is south facing with two balconies, south and west facing with glorious sea views and the hexagonal shaped dining room with panoramic views make this a unique living space. The kitchen is fitted with contemporary cream gloss units under black granite worktops with integral appliances. The principal bedroom has double fitted wardrobes and bedroom furniture and a full bathroom en-suite. There is a second double bedroom also with a fitted wardrobe and fitted furniture plus a shower room.

Outside, there is an allocated parking space and additional visitor parking spaces in the secure gated parking area.

The property is offered for sale with no onward chain.

Tenure: We understand there is 105 year lease from 01/09/07.

Maintenance Charge: We understand the maintenance charge is approximately £3,312.90 p.a.

Ground Rent: We understand the ground rent is currently £300 p.a.

Council Tax Band: E



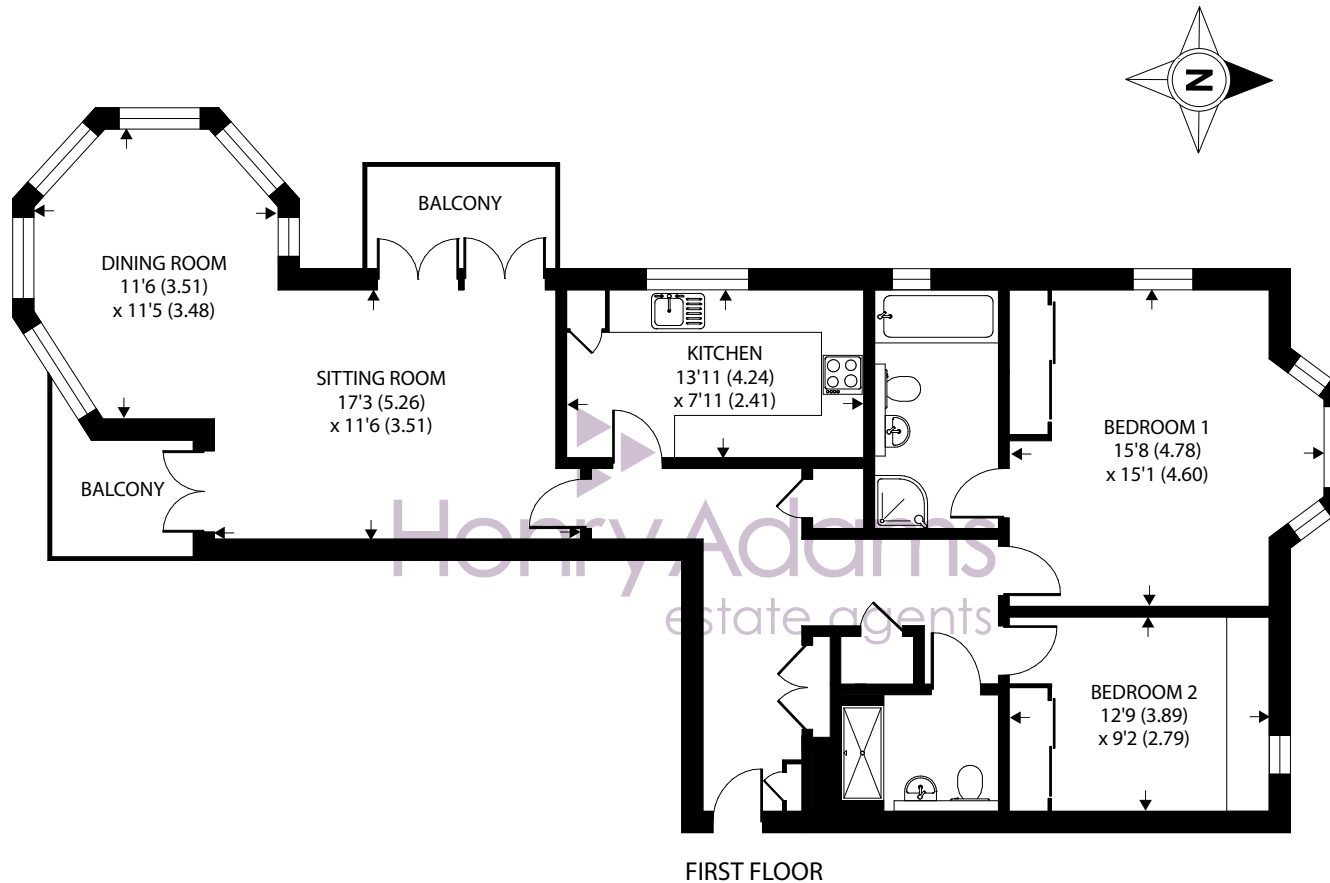


Life is for lived



SALAD  
COFFEE  
TEA





Approximate Area = 1071 sq ft / 99.5 sq m

For identification only - Not to scale



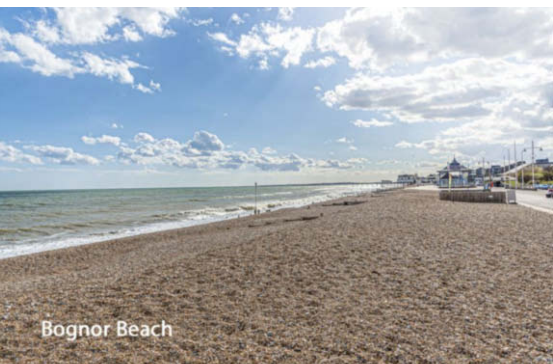
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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.

What3Words ///rugs.raft.upset

13/09/24



Bognor Beach



