

Apartment 2 The Royal, The Esplanade, Bognor Regis, West Sussex, PO21 1GH  
£170,000  
Leasehold - Share of Freehold

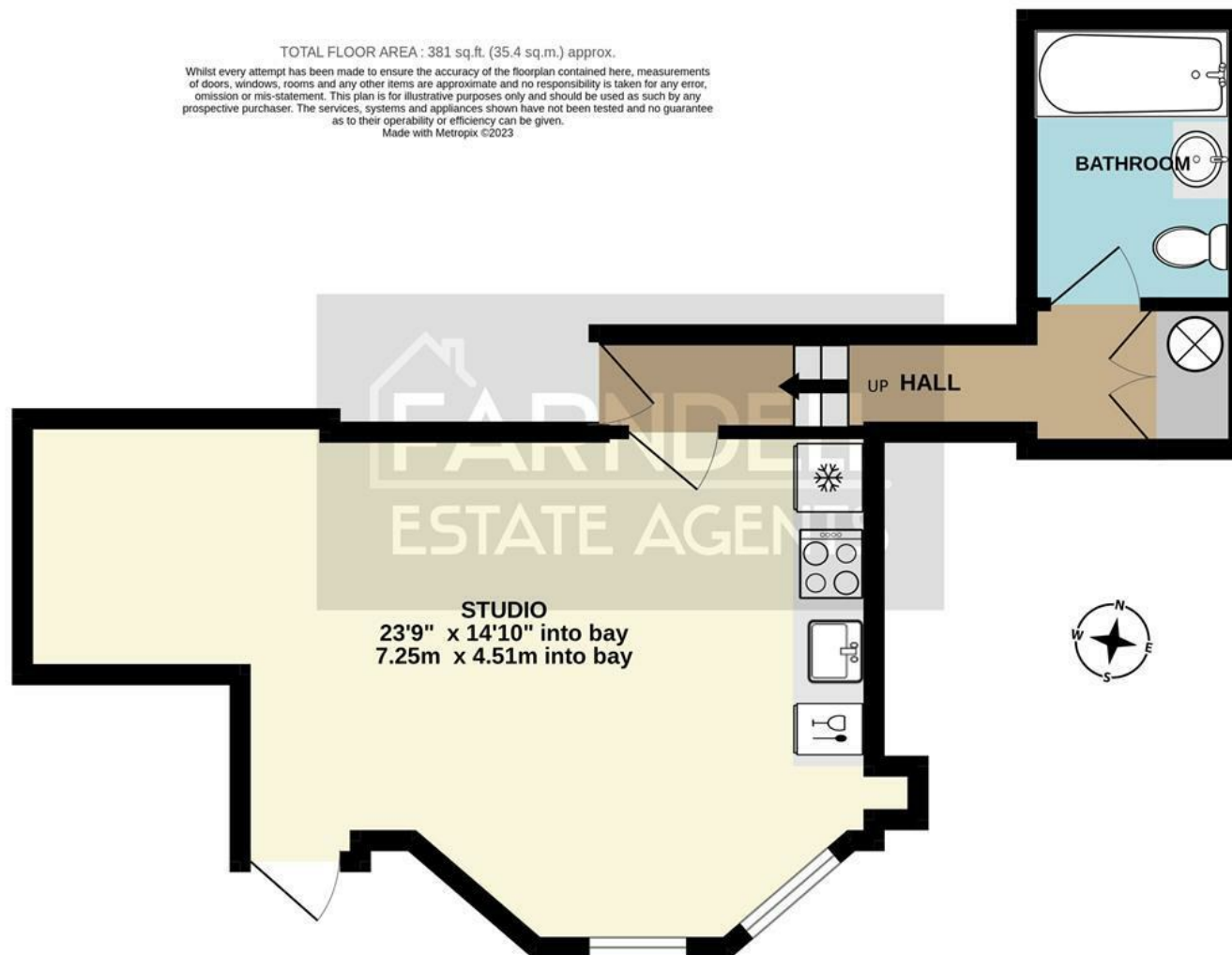
**FARNDLL**  
ESTATE AGENTS



## LOWER GROUND FLOOR 381 sq.ft. (35.4 sq.m.) approx.

TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Spacious Lower Ground Floor Studio Apartment
- Newly Converted in 2021
- Stunning Fitted Kitchen with Integrated Dishwasher
- Open-Plan Lounge and Dining area with Bay Window
- Designated Bedroom Area
- Stunning Luxury Bathroom
- uPVC Double Glazed Sash Windows and Underfloor Heating
- Own Private Entrance and additional communal entrance with Lift
- Situated within 50 Yards of the Seafront and The Landing Place Restaurant
- Offered with NO FORWARD CHAIN

The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**Length of Lease**

125 Years from 1st January 2021 - 121 Years Remaining

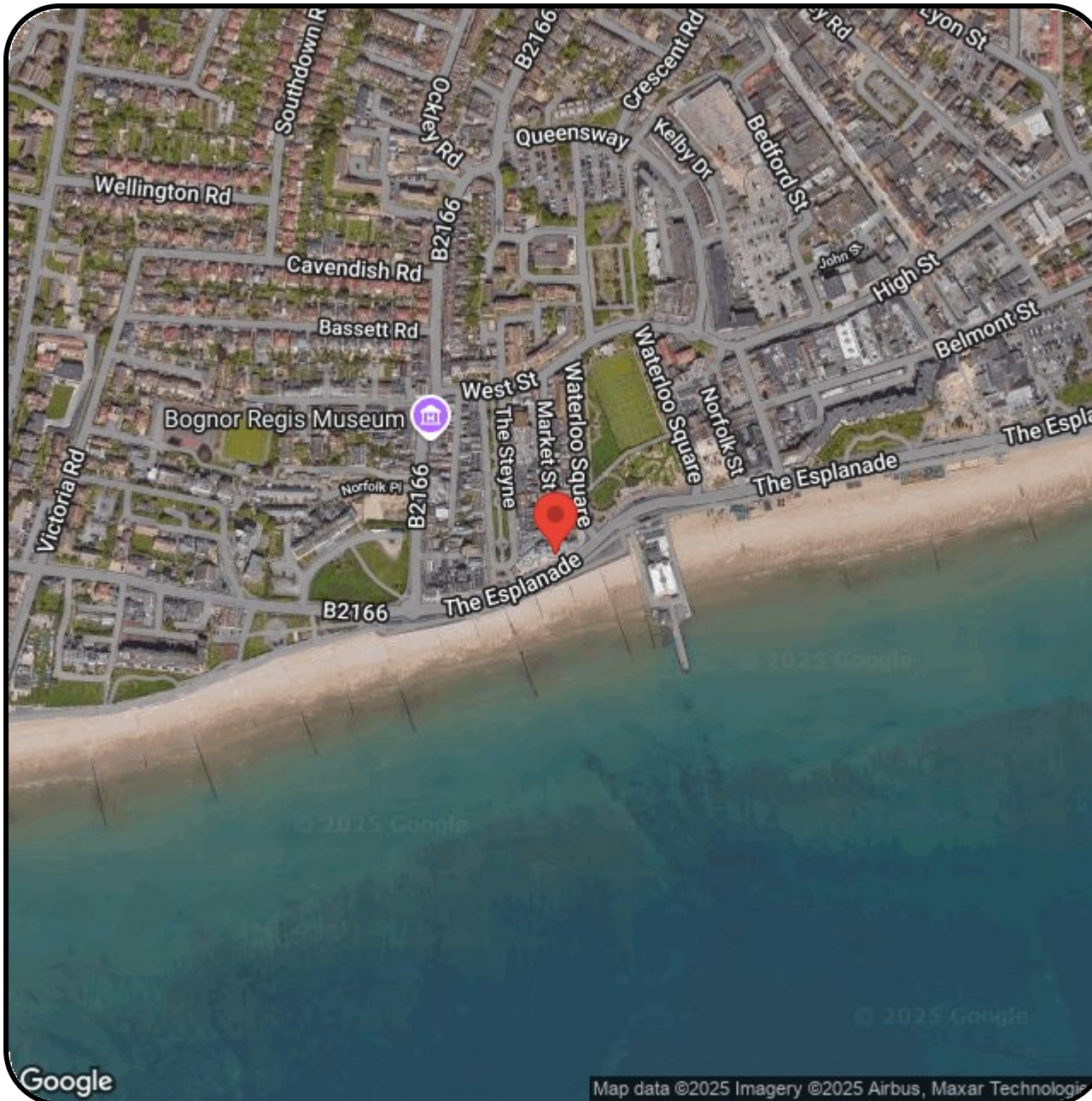
**Annual Service Charge**

£1229.18 per year

**Annual Ground Rent**

Nil





# FARNDSELL

## ESTATE AGENTS

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Bognor Regis

West Sussex


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<http://www.farndells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	66
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band A