

# White & Brooks

BOGNOR REGIS

## £310,000

Rock Gardens • Bognor Regis • West Sussex

### “Second Floor Sea Front Apartment”



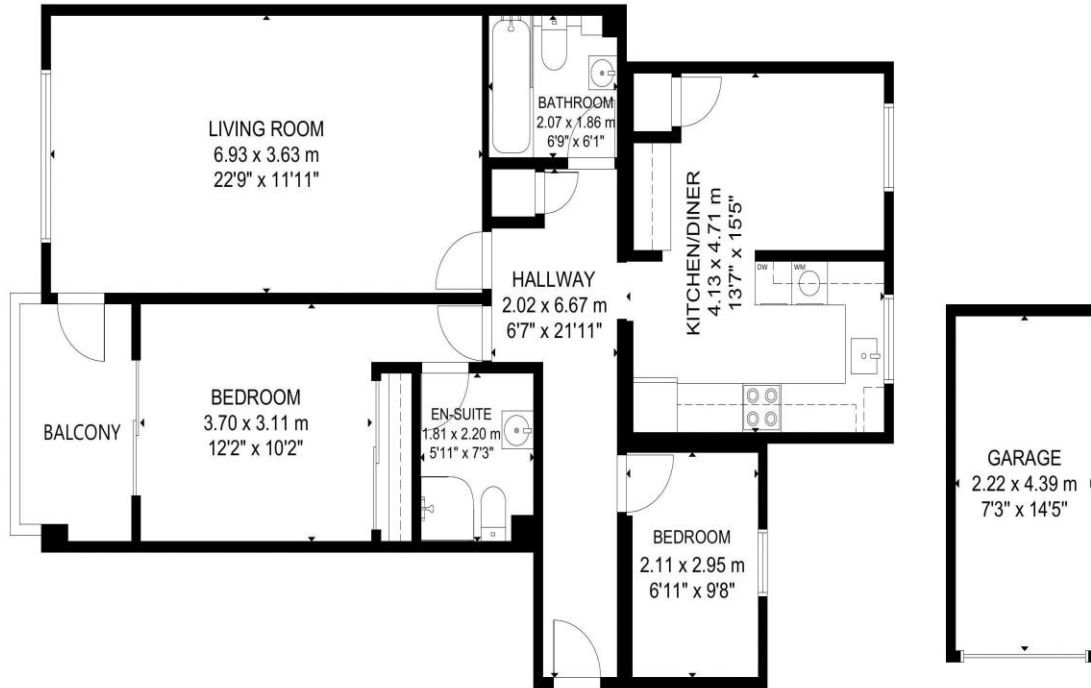
- ❖ Lift to All Floors
- ❖ 2 Bedrooms
- ❖ Living Room
- ❖ Kitchen & Dining Area
- ❖ Bathroom & Separate En Suite Shower Room
- ❖ Private Balcony
- ❖ Garage in Block & Parking
- ❖ Lovely Communal Grounds

## About The Property

White & Brooks are pleased to offer for sale this second floor, two Bedroom, purpose built sea front apartment, with sea views and access to the promenade. The property is also situated close to the Town Centre and local amenities. The accommodation briefly comprises, Living Room with Balcony with uninterrupted sea views, Kitchen/Dining Area, two Bedrooms, one with En Suite Shower Room and a further Bathroom. The property further benefits from a Garage, further allocated parking and Visitors' Parking. Rock Gardens is one of the only blocks with uninterrupted sea views and lovely communal gardens. An internal viewing is highly recommended to appreciate all the property has to offer.

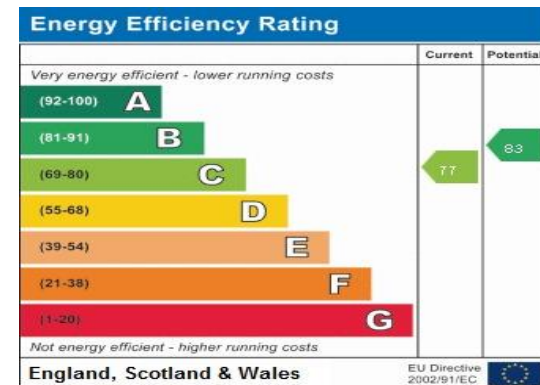


# Floorplan and EPC



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 88 m<sup>2</sup>/942 sq ft  
FLOOR 1: 88 m<sup>2</sup>/942 sq ft  
EXCLUDED AREA: GARAGE: 10 m<sup>2</sup>/105 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# Room Details

**Communal Entrance Hall**

**Second Floor**

**Private Front Door to:-**

**Private Entrance Hall**

**Living Room 22' 9" x 11' 11" (6.93m x 3.63m)**

**Kitchen/Dining Area 13' 7" x 15' 5" (4.14m x 4.70m)**

**Bedroom 1 12' 2" x 10' 2" (3.71m x 3.10m)**

**En-Suite Shower Room**

**Bedroom 2 6' 11" x 9' 8" (2.11m x 2.94m)**

**Bathroom**

**Private Balcony**

**Communal Gardens**

**Allocated Parking**

**Garage In Block**

