

White & Brooks

BOGNOR REGIS

£550,000

The Esplanade • Bognor Regis • West Sussex

“Stunning Penthouse Apartment”



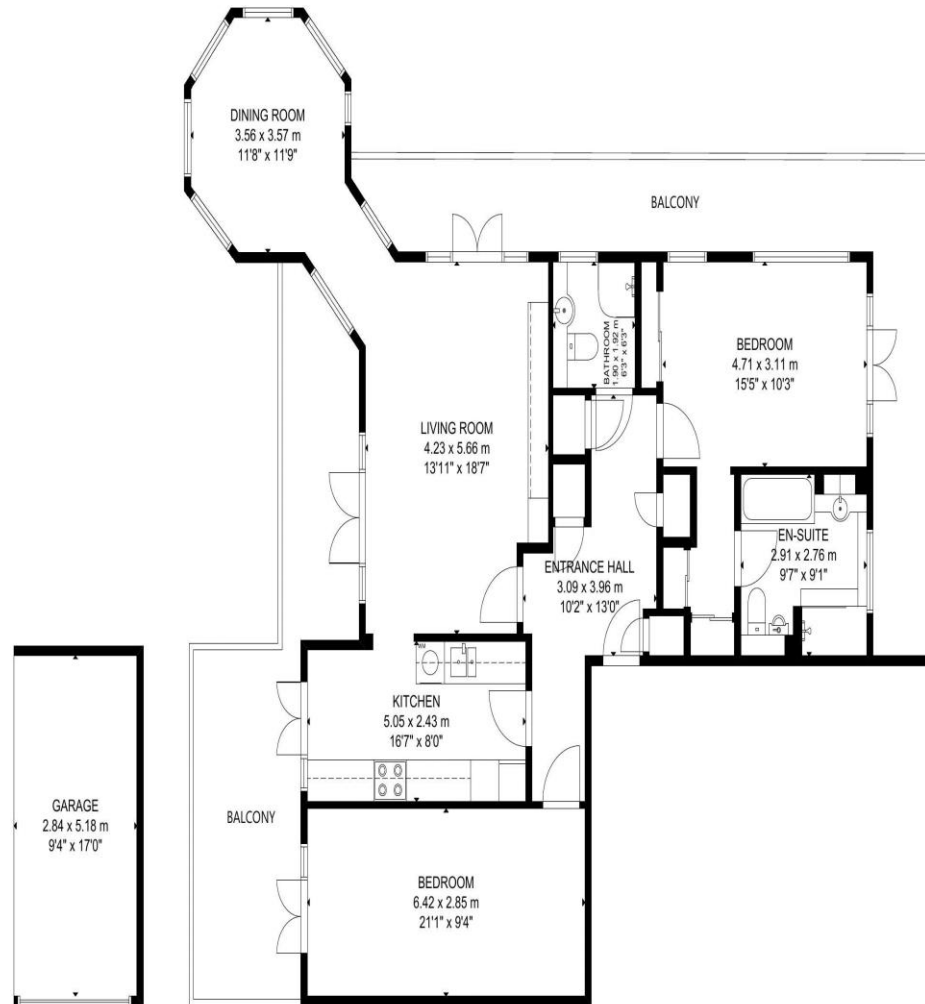
- ❖ Prestigious Sea Front Development
- ❖ 2 Double Bedrooms
- ❖ 2 Reception Rooms
- ❖ 4 Piece En-Suite Bathroom
- ❖ Separate Shower Room
- ❖ Private Balcony Surrounding The Whole Apartment
- ❖ Contemporary Kitchen With Integrated Appliances
- ❖ Underground Garage With Secure Gated Access
- ❖ Lift To All Floors

About The Property

White & Brooks are delighted to offer for sale, this stunning two Bedroom penthouse apartment, in this prestigious sea front development, situated in this sought after and stunning location with direct sea views. The property boasts a private balcony which surrounds the whole apartment. The accommodation briefly comprises, Entrance Hall, spacious and light Living Room, leading to the Dining Room with windows to every wall over looking the seafront, contemporary Kitchen with integrated appliances, two double Bedrooms with a four piece En-Suite Bathroom to the Primary Bedroom and an additional Shower Room. There is an underground Garage, secure gated access, video entryphone system and a lift to all floors. Bognor Regis town centre is nearby, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums, is approximately six miles. Approximately 10 miles to the North West lies Goodwood with its' famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. The A27 provides easy access across the Coast to Brighton to the East and Southampton to the West. An internal viewing is essential to appreciate the location and accommodation on offer.



Floorplan and EPC



GROSS INTERNAL AREA
TOTAL: 116 m²/1,245 sq ft
FLOOR 1: 116 m²/1,245 sq ft
EXCLUDED AREA: GARAGE: 15 m²/158 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Room Details

Entrance Hall

Bedroom 1 15' 5" x 10' 3" (4.70m x 3.12m)

En-Suite Bathroom 9' 7" x 9' 1" (2.92m x 2.77m)

Shower Room 6' 3" x 6' 3" (1.90m x 1.90m)

Living Room 13' 11" x 18' 7" (4.24m x 5.66m)

Dining Room 11' 8" x 11' 9" (3.55m x 3.58m)

Kitchen 16' 7" x 8' 0" (5.05m x 2.44m)

Bedroom 2 21' 1" x 9' 4" (6.42m x 2.84m)

Private Balcony

Garage 9' 4" x 17' 0" (2.84m x 5.18m)

