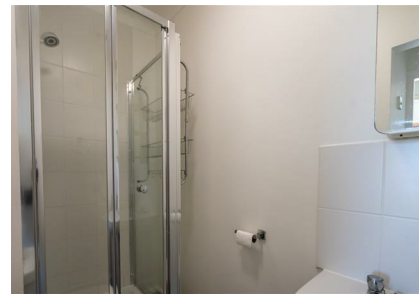
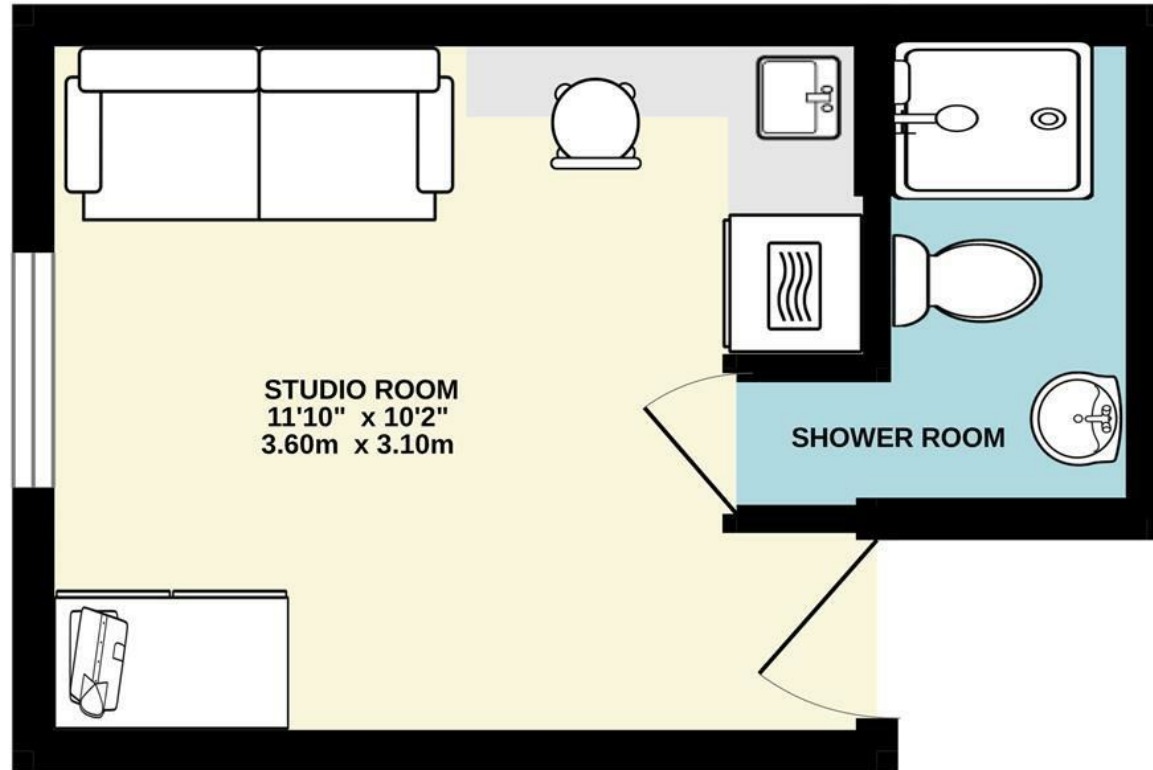


Flat 21, Connaught House, The Esplanade, Bognor Regis, West Sussex,
PO21 1TS
£65,000 - Leasehold



2ND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 144 sq.ft. (13.4 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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- 2nd-Floor Studio Apartment available to Cash Buyers Only
- Adjacent to the Seafront with Direct Sea Views
- Offered to the market with NO FORWARD CHAIN
- Small Studio Room with Kitchenette
- Shower Room
- Ideal Weekday Stopover or Investment Opportunity
- 151 Years Remaining on the Lease
- Convenient Town Centre Location close to Public Transport, Shops, Pubs and Restaurants

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

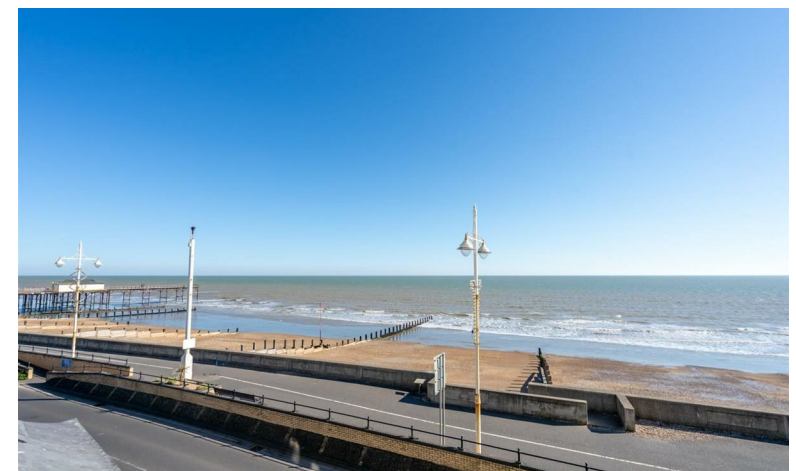
189 years from 25th March 1988 - 151 years remaining

Annual Service Charge

£2252.50 per year

Annual Ground Rent

Nil



FARNDSELL

ESTATE AGENTS

79 Aldwick Road
 Bognor Regis
 West Sussex
 PO21 2NW
 01243 869991

sales@farndells.com

<http://www.farndells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A