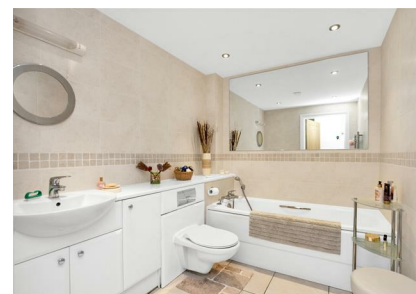


Compass Point, 50 The Esplanade, Bognor Regis PO21 1NX

ASKING PRICE OF £375,000

EPC Rating: Council Tax Band: F





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A beautifully presented third-floor seafront apartment at Compass Point, Bognor Regis, offering panoramic coastal views. Highlights include a spacious living room with balcony, modern kitchen/diner, three bedrooms with en-suite to the principal, family bathroom, secure parking, and underfloor heating.

#### Living Room

19'11" x 19'5" (6.07m x 5.92m)

A wonderfully spacious and bright area, designed to take full advantage of its dual-aspect layout. Large windows and glazed doors flood the room with natural light and create a seamless connection to the outdoors. From here, direct access is provided to the private balcony, where uninterrupted views of the seafront and coastline can be enjoyed. This space is ideal for both relaxation and entertaining, with enough room to accommodate a variety of seating and dining arrangements.

#### Kitchen/Diner

15'6" x 12'6" (4.72m x 3.81m)

Finished to a high modern standard and thoughtfully designed for both everyday living and social occasions. Featuring integrated appliances, generous work surfaces, and ample storage, it is a practical space that also feels sleek and stylish. The dining area provides plenty of room for a table, making it perfect for hosting dinner parties or enjoying family meals, all while being conveniently connected to the main living area.

#### Master Bedroom

16'0" x 11'7" (4.88m x 3.53m)

The Principal Bedroom offers a private and comfortable retreat within the apartment. It features fitted wardrobes, providing excellent storage, and a large window that captures sea views, enhancing the sense of calm and space.

#### En-suite

The room also enjoys the luxury of a private en-suite shower room, which has been finished in a contemporary style to provide everyday convenience.

#### Second Bedroom

12'7" x 10'0" (3.84m x 3.05m)

Another generously proportioned room with a fitted wardrobe and a window framing attractive views. Its versatility makes it suitable as a guest bedroom, a second double, or even a workspace for those working from home.

#### Third Bedroom / Study

8'4" x 7'3" (2.54m x 2.21m)

The Third Bedroom is well-sized and comes with built-in storage, making it practical as a single

bedroom, a study, or a hobby room. Its flexible layout ensures it can be adapted to suit a range of lifestyle needs.

#### Bathroom

The Family Bathroom has been designed with a clean, modern finish to complement the rest of the apartment. With a full suite and quality fittings, it provides both functionality and style, serving the second and third bedrooms with ease.

#### Balcony

A true highlight of the property. Accessed from the living room, it offers panoramic views of the seafront and beyond, making it the perfect place to enjoy morning coffee, evening sunsets, or simply the sound of the waves. It is an exceptional extension of the living space and one of the apartment's most appealing features.

#### The Extras & Parking

Additional benefits include thermostatically controlled underfloor heating throughout, ensuring year-round comfort, and a secure video entry system for peace of mind. The development also provides an allocated parking space and visitor parking, all set within secure electric gates.







The Old Boathouse Bosham Lane

Bosham

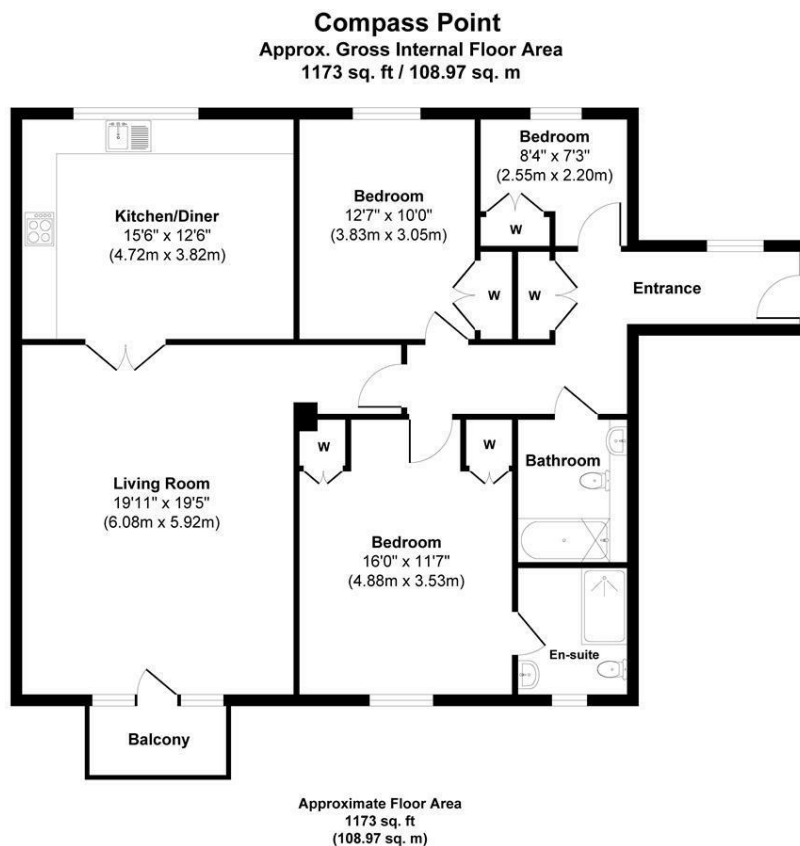
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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.  
Produced by Home Focus Studio Ltd.

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>		
(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		
England & Wales		
EU Directive 2002/91/EC		