



Flat 2, Phoenix Court, 9 Marine Drive West

Bognor Regis | West Sussex | PO21 2QA

Guide Price £350,000

Share of Freehold

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BE375 - 07/26

Features

- **Superb Sea Views**
- **3 Bedroom, 2 Reception First Floor Apartment**
- **Overlooking The Promenade & Beach**
- **Lift Facility, Balcony, Garage, Parking Space, EV Charger**
- **Double Glazing & Gas Heating (Radiators)**
- **Well Proportioned Accommodation With 2.7m Ceiling Height**
- **No Onward Chain**
- **1,053.5 Sq Ft / 97.9 Sq M**

Occupying an enviable front-line position, close to an array of amenities with far reaching, superb sea views over the promenade and beach, this incredibly deceptive apartment is positioned on the first floor of a small development of just four apartments, each benefiting from a share of the freehold. The incredibly bright and airy, well proportioned accommodation boasts a reception/dining hall, southerly living room, generous kitchen, three good size double bedrooms, a spacious bath/shower room and large balcony.

The property also offers double glazing, a gas heating system via radiators, high ceilings measuring 2.7m in height and beautiful exposed herringbone parquet flooring (where stated), while the development itself provides a security entry system, lift facility and communal staircase, communal secure rear courtyard with purpose built stores, parking at the rear, along with the apartment benefiting from a garage and EV Charger.

An outer communal front door with security entry system leads into the communal porch where an inner front door leads into the communal hallway. A lift and staircase rise to the first floor communal landing where the front door to the apartment opens into an impressive bright, welcoming reception hallway which creates a functional dining area, with exposed herringbone parquet flooring, a window to the rear of the development plus patterned natural light window to the side. Modern internal doors lead from the reception hall to the kitchen, sitting room, three bedrooms and generous bath/shower room.

The bespoke 'Poggenpohl' fitted kitchen is of a good size boasting a comprehensive range of units and fitted light grain wood effect work surfaces, with an inset 1 1/2 bowl single drainer sink unit with mixer tap, integrated four burner gas hob with hood over, oven under and stainless steel splash-back, space and plumbing for a dishwasher, space for a free standing fridge/freezer, serving hatch through to the living room, tiled flooring, a wall mounted gas combination boiler (fitted 2025) and a window to the side.

The living room provides far reaching sea views across the promenade and beach, along with exposed herringbone parquet flooring and a feature original tiled fireplace (capped off). Large double glazed sliding doors provide access on to the balcony terrace at the front of the development, which provides a superb wide vista right around the coastline towards Selsey.







Bedroom 1 has exposed herringbone parquet flooring and double glazed sliding doors to the front providing access onto the balcony terrace and again providing superb far reaching sea views.

Bedroom 2, formerly utilised as a home office/hobbies room has exposed herringbone parquet flooring and a window to the rear.

Bedroom 3 is positioned at the rear of the building and is a good size, dual aspect, double room lending itself to a variety of uses, with exposed wood flooring and windows to the side and rear, along with a door to the rear providing access onto a rear balcony with an external staircase leading down to the communal courtyard and store.

The generous bath/shower room has a feature tiled shower enclosure with fitted shower, bath, oversize wash basin with storage under, low level wc, tiled flooring, extractor, two windows to the side, heated towel rail and double fronted laundry cupboard which houses space and plumbing for a washing machine.

Externally, the apartment has use of a communal courtyard at the rear where there are purpose built stores, a bin storage area and a gate to the rear, leading out to the private parking area and garage which has an electric vertical roller door, personal door to the side, power and light and external EV charger.

Service Charge Including Buildings Insurance: £2,100 p.a. **EPC Rating:** Band C (75) **Council Tax:** Band C £2,256.88

Tenure: We understand there is a balance of 125 years from December 1998 with each apartment benefiting from a Share of the Freehold





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Plan produced using Planipis.

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