



Flat 11, 7-8 Marine Drive West | Bognor Regis | PO21 2QA

Guide Price £225,000

Share Of Freehold



**hancock**

Lettings & Estate Agents

Marine Drive West | Bognor Regis

| PO21 2QA

Guide Price £225,000

- No Onward Chain
- Two Double Bedrooms
- Spectacular Sea Views
- Off Road Parking
- Council Tax Band A
- Top Floor Apartment
- Share Of Freehold
- Loft Access
- Close To Local Amenities

An immaculately presented & rarely available 2nd floor apartment with stunning sea views, situated directly on the Aldwick end of Bognor Regis Promenade.

The light and airy, South-facing Living Room's 4 windows showcase as much as possible of the breathtaking sea view, which can also be enjoyed from the modern fitted Kitchen with breakfast bar & wooden worktops. Further accommodation comprises an imposing Master Bedroom & Double 2nd Bedroom. The Bathroom includes a shower over P-shaped bath with fitted glass shower screen, an enclosed cistern WC, wash basin with storage underneath, heated towel rail, and mirror unit with cupboard and powered shaver point. All rooms boast modern fixtures, fittings & decoration. There is also Parking Space to the rear of the property, as well as a part-boarded Loft space with private access hatch.

Averaging over 1900 hours of sunshine every year, the most in the UK, Bognor Regis is an excellent choice for any outdoor enthusiasts. The promenade is within a few metres'



what3words ///

peanut.early.puppy



walk providing a picturesque stroll & ease of access into the nearby town centre & pier. A wealth of coastal activities can be enjoyed locally, such as kayaking, windsurfing, jet-skiing, fishing, & even snorkelling or diving. Proximity to the South Downs National Park also caters for the avid countryside Rambler.

Further local amenities including restaurants, independent shops and a Tesco Express convenience store can be found in nearby Aldwick Road. 100 yards to the West is the friendly and locally revered Waverley pub, adjacent to Marine Park Gardens and leading to the larger West Park open space with Cafe. These host many community events, in addition to their food & drink offering. The excellent Bognor Regis Sailing Club can be found a similar distance to the East.

The owners actively maintain this lovely home, for example keeping decoration to a high standard & servicing the Gas Boiler annually. The property benefits from a share of Freehold & a 140 year lease.

#### Information

Tenure – Share of Freehold

Years Remaining on Lease - 140 Years Left

Annual Service Charge : £1880 per annum

Council Tax Band – A

Broadband Speed - Up to 80 Mbps

Mobile Coverage - EE, Three, O2, Vodafone

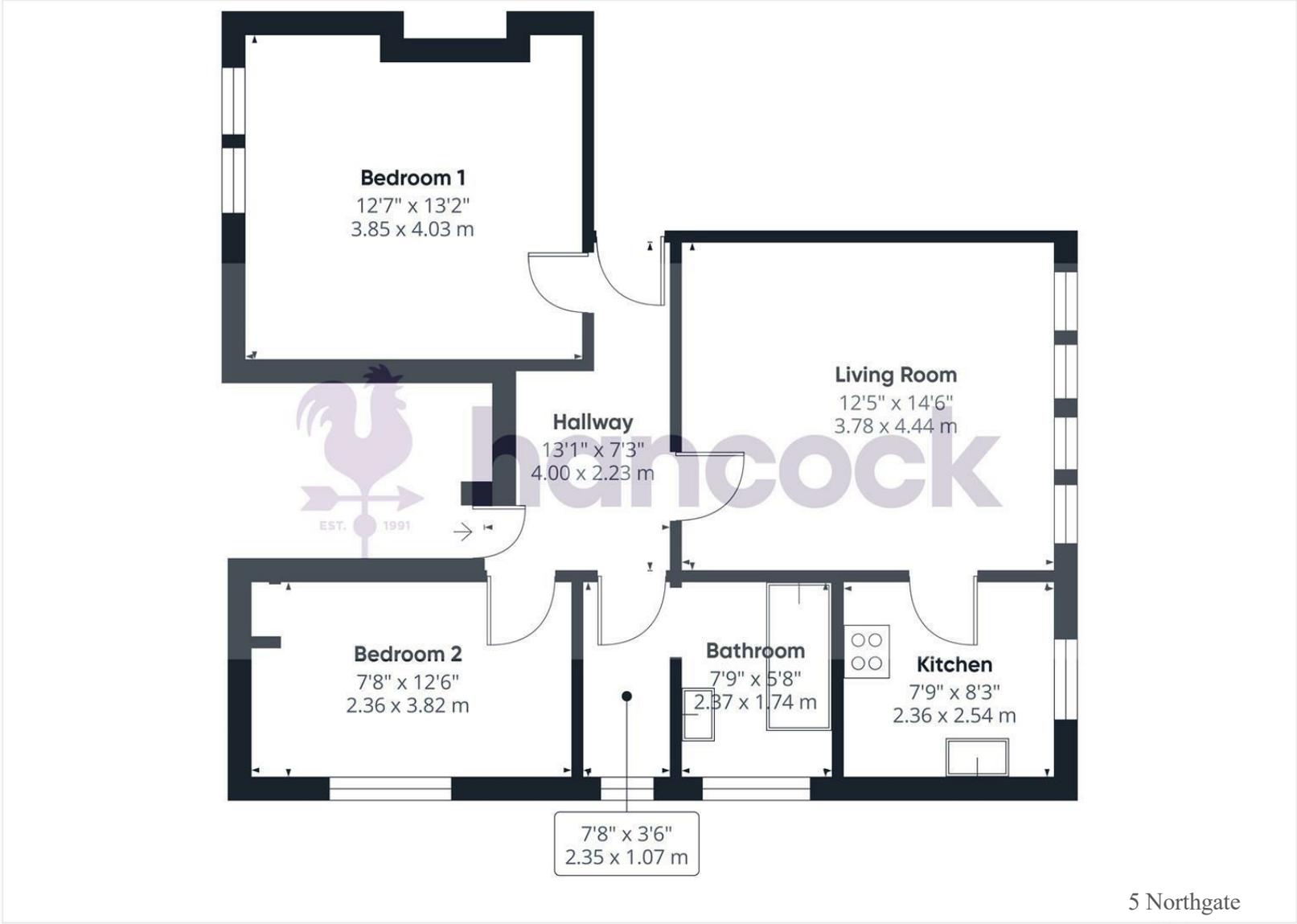
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</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



5 Northgate  
Chichester  
West Sussex  
PO19 1BA

01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk



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