



Apt 38, Esplanade Grande The Esplanade, Bognor Regis

Guide Price £347,750



Apartment 38 Esplanade Grande

- Luxury Seaside Apartment
- Reception Room opening to South Facing Balcony
- Contemporary Kitchen/Dining Room
- Principal Bedroom with En-suite Bathroom
- Second Double Bedroom
- Family Shower Room
- Under Floor Heating
- Lift
- Garage providing Secure Parking
- Guest Parking

This exceptional two bedroom luxury seaside apartment is situated within a highly sought-after and elegant purpose built building, offering a superb lifestyle opportunity on the coast.

With under floor heating throughout, the property boasts a beautifully proportioned reception room that opens directly onto a private south facing balcony, providing breath-taking panoramic views of the sea and bathing the interior in natural light throughout the day. The principal bedroom is generously sized and features a stylish en-suite bathroom, providing a tranquil retreat with ample storage solutions. A spacious second double bedroom offers flexibility for guests, family, or use as a home office. There is also a family shower room. The contemporary kitchen/dining room is thoughtfully designed, equipped with high quality fittings and generous workspace, making it ideal for both everyday living and entertaining. Residents benefit from the convenience of a private garage, providing secure parking or additional storage, as well as guest parking for visitors.







SECOND FLOOR

The Esplanade, Bognor Regis

Approximate Area = 972 sq ft / 90.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1522841

The building itself is serviced by a modern lift, ensuring easy access to the apartment and enhancing the overall sense of comfort and exclusivity. Finished to an exacting standard, the interiors combine timeless elegance with modern touches, including quality flooring, neutral décor, and well-appointed fixtures throughout. The layout is designed to maximise space and light, creating a welcoming and sophisticated atmosphere.

This property represents a great opportunity to acquire a luxurious coastal residence within an exclusive development, perfect for those seeking a blend of comfort, style, and convenience by the sea. Whether as a main home or a coastal retreat, this outstanding apartment is ready to be enjoyed immediately with no onward chain.

Situated directly on the seafront of Bognor Regis town centre, with its precinct shopping facilities, mainline railway station to London Victoria and the traditional beach and promenade.

What3Words ///laws.grows.pencil

Tenure: We understand there is 105 year lease from 01/09/2007.

Maintenance Charge: We understand the maintenance charge is £1,783.04 per 6 months.

Ground Rent: We understand the ground rent is £300 p.a.

Tenure: Leasehold & Council Tax band: E

EPC Energy Efficiency Rating: B





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.