





Flat 12 Compass Point, The Esplanade

Premium apartment available in the prestigious Compass Point development with direct sea views.



- ▶ **Stunning Second Floor Seafront Apartment**
- ▶ **Video Entry System**
- ▶ **Open Plan Sitting Room with Access to Balcony**
- ▶ **Allocated Parking**
- ▶ **Beautifully Appointed Kitchen/Breakfast Room**
- ▶ **Thermostatically Controlled Underfloor Heating**
- ▶ **Bedroom One with Sea Views and En-suite Shower Room**
- ▶ **No Forward Chain**

Compass Point is an outstanding three bedroom second floor apartment forming part of a unique development constructed in 2007, built in a contemporary style affording direct sea views from all the principal rooms and balcony.

This particular apartment has a spacious sitting/dining room with access to the balcony giving superb sea views, well-appointed kitchen/breakfast room with integrated appliances, three bedrooms with bedroom one having two double built-in wardrobe cupboards, direct sea views and en-suite shower room, bedroom two has a recessed wardrobe cupboard. There is also a bathroom. The property benefits from thermostatically controlled electric underfloor heating and ample storage.

Outside, the property has the benefit of an allocated parking space and storage locker. There is also visitors parking, all of which is via electric gates with a key pad entry system.

Tenure: Share of freehold. We understand there is the balance of a 999 year lease from 2007.

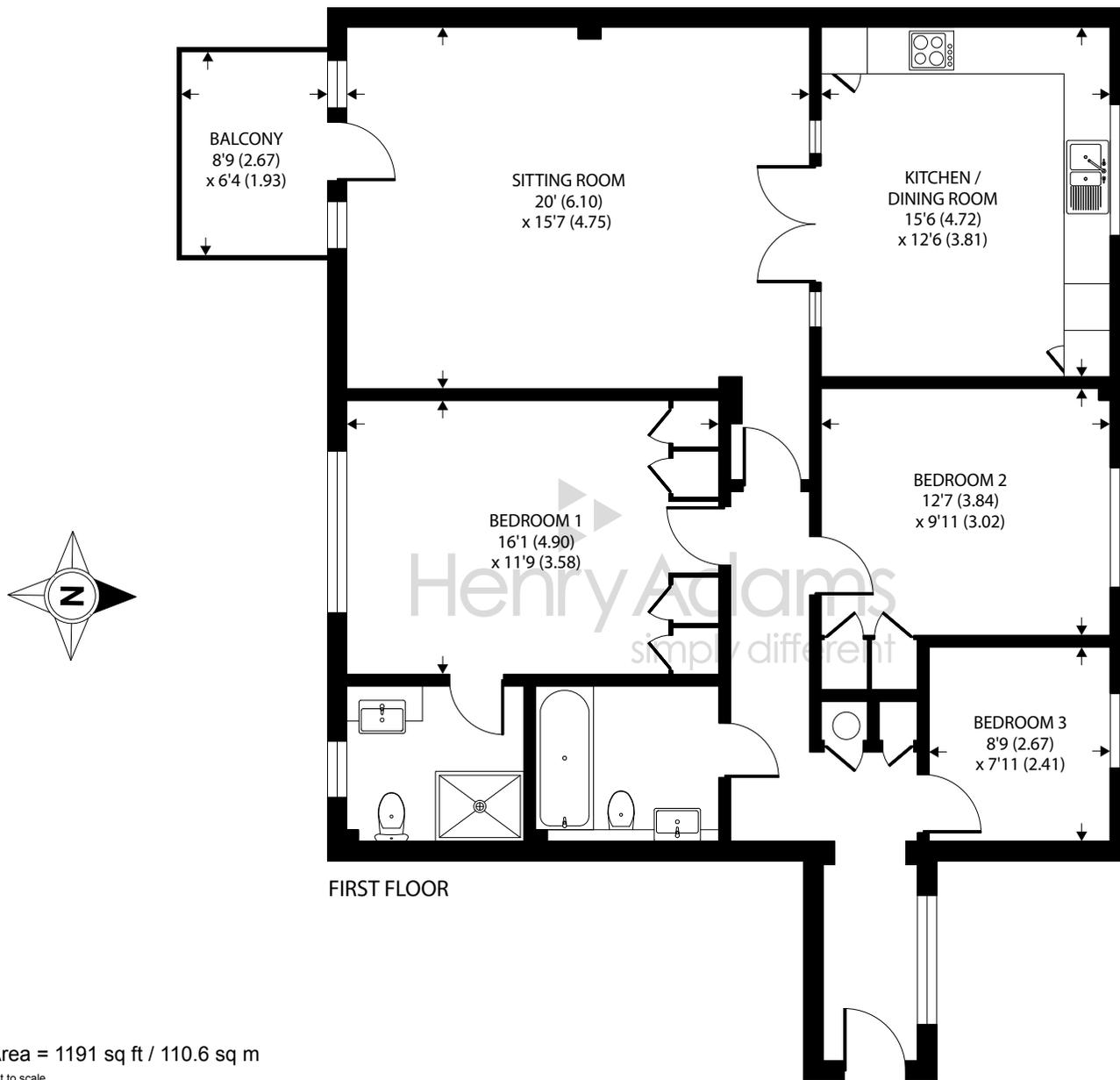
Maintenance Charge: We understand the maintenance charge payable is approximately £1,654.55 per six months.

Council Tax Band: F









FIRST FLOOR

Approximate Area = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



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.

Location

Compass Point is a prestigious development situated on Bognor seafront, which is close to the town centre and overlooks the beach and promenade. The historic Cathedral City of Chichester with its wide selection of shopping facilities and theatre can be found within approximately seven miles.

Directions

From the pier in Bognor Regis proceed in an easterly direction along The Esplanade and after approximately quarter of a mile, Compass Point will be found on the left hand side.

26/07/23

