



35 Berkeley Court, The Esplanade

Spacious ground floor apartment with private patio area, carport and sea views.



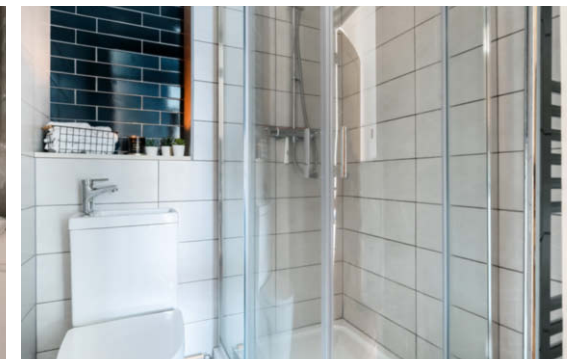
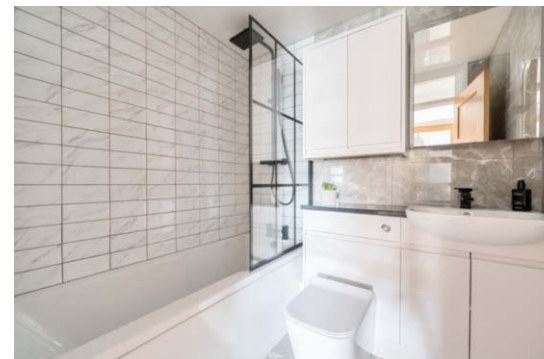
- ▶ **Ground Floor Purpose Built Apartment**
- ▶ **Refitted Kitchen**
- ▶ **Refitted Bathroom**
- ▶ **Two WC's**
- ▶ **Share of Freehold**

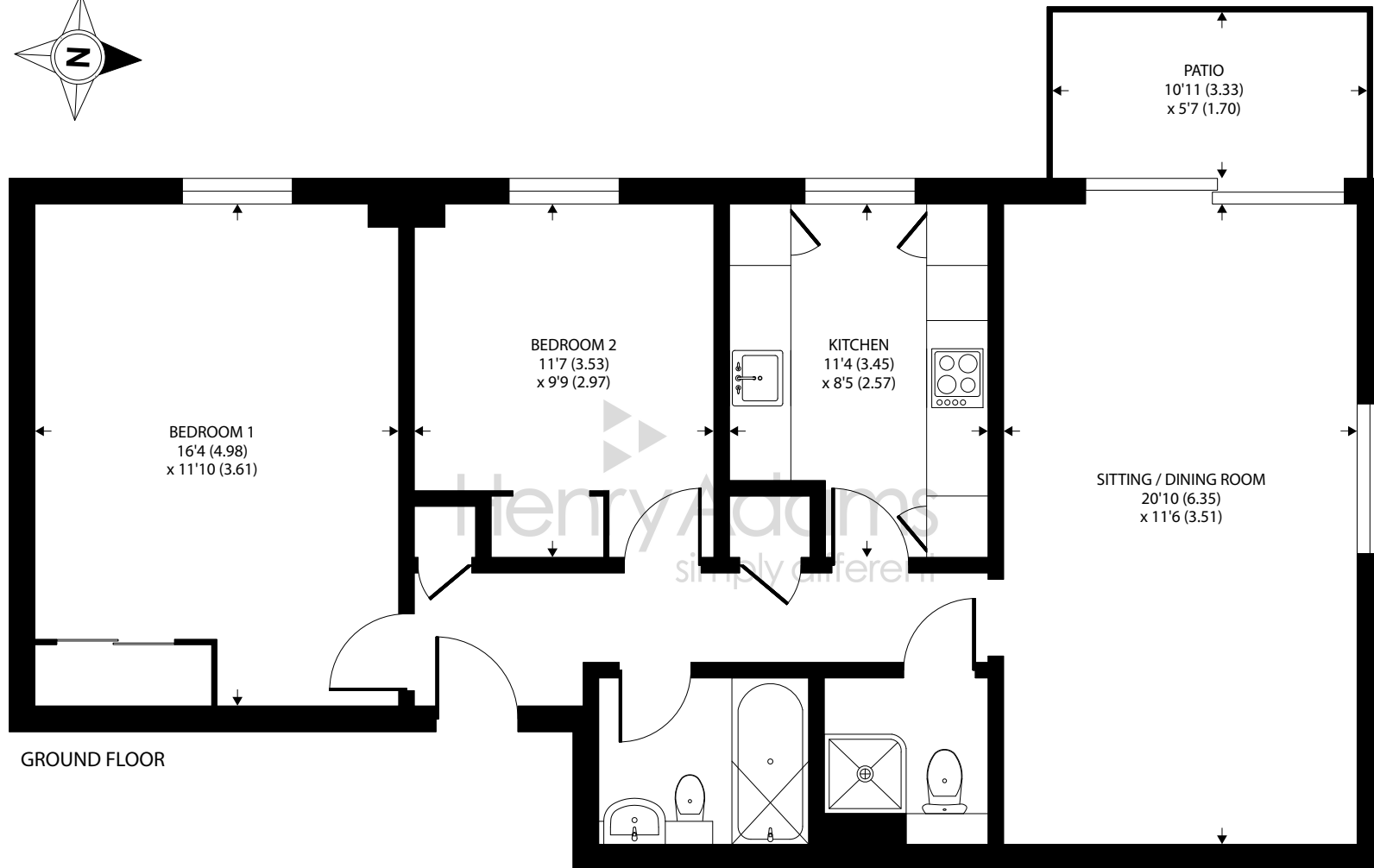
- ▶ **Spacious Dual Aspect Sitting/Diner**
- ▶ **Two Bedrooms**
- ▶ **Refitted Shower Room**
- ▶ **Private Patio**
- ▶ **Undercover Carport**

This delightful ground floor apartment with sea views is located in the popular Berkeley Court seafront development on the promenade of Bognor Regis town centre. The apartment is within walking distance of all the local amenities including the precinct shopping facilities and the mainline railway station with links to London Victoria and the South Coast. The current owners have refurbished the apartment, including a new gas fired central heating system, refitted the kitchen, bathroom and separate shower room, all to a very high standard, and for this reason, a viewing is thoroughly recommended.

The accommodation briefly comprises, entrance hall with two storage cupboards and telephone intercom system. The bright and spacious sitting room/dining room has a sliding door providing access onto the private patio area, which has sea views. The refitted high specification kitchen has a built-in gas hob with extractor above and 'Neff' electric oven, integral fridge/freezer, space for washing machine and a pleasant outlook towards the promenade. The principal bedroom has a built-in wardrobe and bedroom two also has fitted wardrobes. The refitted bathroom has been modernised to a very high standard, as has the additional shower room with WC. The apartment benefits from a carport.

A viewing is thoroughly recommended to appreciate the convenient location and to witness the quality of the refitted kitchen, refitted bathroom and shower room.





GROUND FLOOR

Approximate Area = 813 sq ft / 75.5 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

Berkeley Court is situated in a very convenient location just a stone's throw from the High Street and promenade along the seafront. The local bus routes run along the coast in either direction allowing easy access to both Brighton to the east and Portsmouth to the west. The mainline railway station in Bognor Regis is also a gateway to London and many other destinations.

Directions

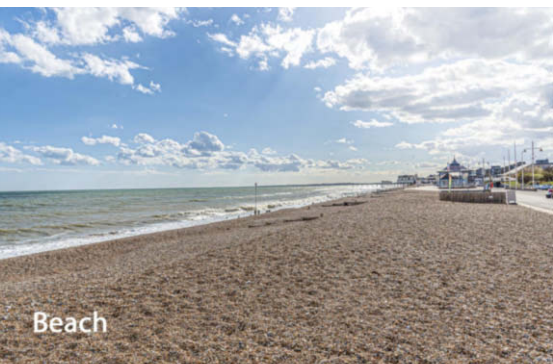
From the pier in Bognor Regis proceed on foot in an easterly direction and Berkeley Court will be found directly on the promenade.

Tenure: We understand there is a balance of a 125 year lease from 1986.

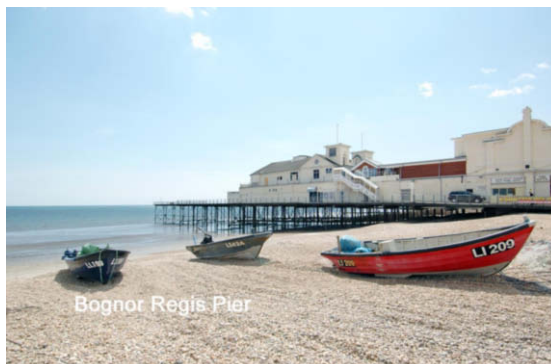
Maintenance Charge: We understand the maintenance charge is £2,300 p.a., paid 6 monthly at £1,150.

Council Tax Band: D

15/11/23



Beach



Bognor Regis Pier

