





Apartment 2 Esplanade Grande, The Esplanade

Luxury two double bedroom upper ground floor apartment situated in a prestigious seafront development.



- ▶ Exclusive Marine Development
- ▶ Sitting Room with South Facing Balcony
- ▶ Principal Bedroom with South Facing Balcony
- ▶ Shower Room/WC
- ▶ Allocated Parking Space
- ▶ Upper Ground Floor Apartment
- ▶ Kitchen/Dining Area
- ▶ Second Double Bedroom
- ▶ Under Floor Heating and UPVC Double Glazing

The accommodation briefly comprises secure gated entrance to the rear of the development with allocated and visitor parking spaces available, lift and stairs to all floors, spacious hallway with ample cupboard space and shower room with WC, south facing sitting room with patio doors opening onto the balcony giving sea views, fitted kitchen/dining area with integral appliances, cream gloss units and black granite worktops, principal bedroom with dressing area, built-in wardrobes, en-suite bathroom and patio doors opening onto a south facing balcony with direct sea views, second bedroom with double wardrobe.

Viewing is thoroughly recommended to appreciate the quality of the fixtures and fittings and the bright and spacious accommodation.

Tenure: We understand there is the remainder of 105 year lease from 1st September 2007 (89 years remaining).

Maintenance Charge: We understand the maintenance charge is approximately £1,656.45, payable 6 monthly.

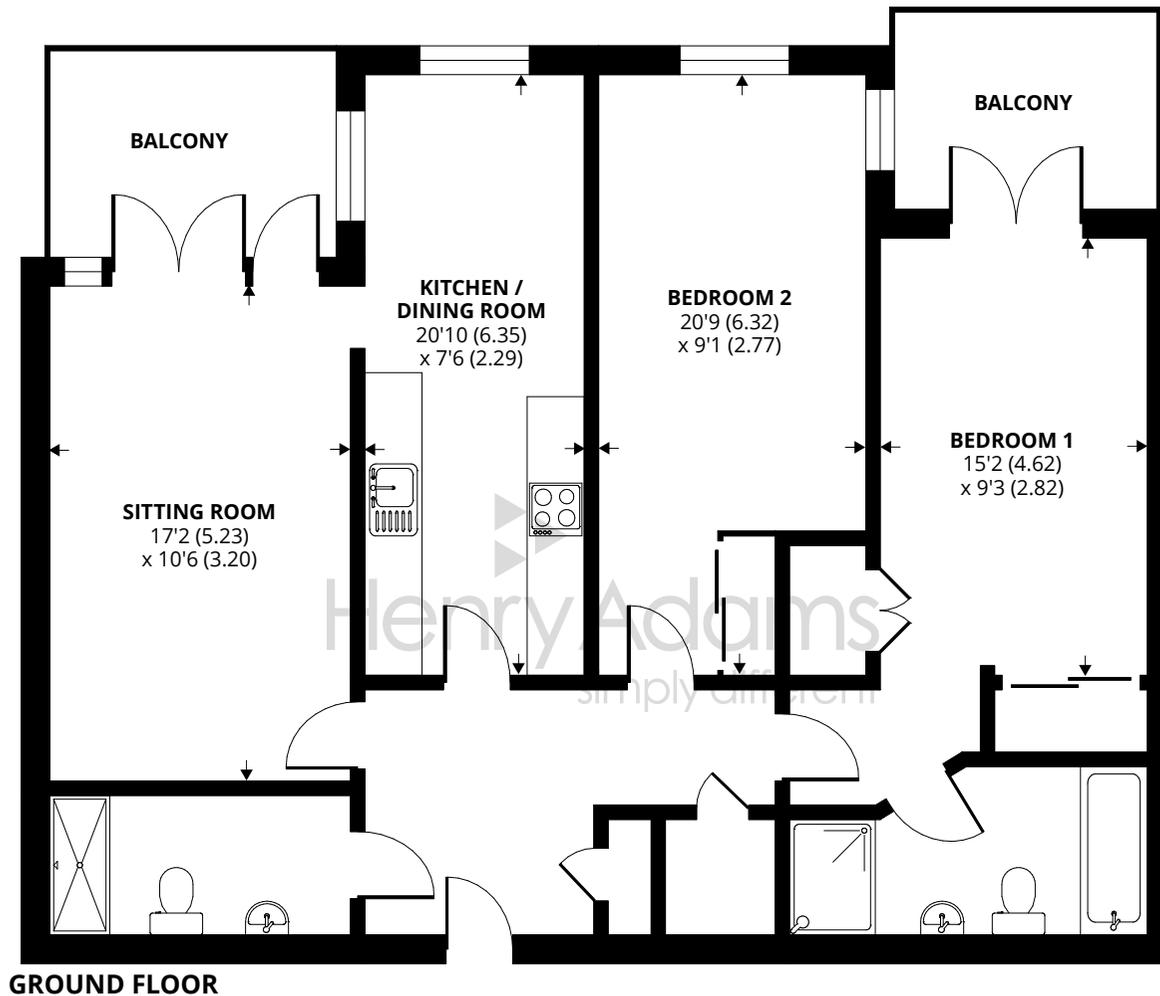
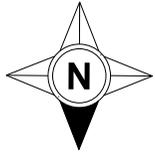
Ground Rent: We understand the ground rent is £300 p.a. (£150 per 6 months). We understand this is reviewed every 10 years, next review 2029).

Council Tax Band: E









Approximate Area = 1007 sq ft / 96.3 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

Not only does Bognor Regis boast some of Britain's most magnificent Georgian and Regency buildings, it also enjoys more sunshine hours than anywhere else in the country. As well as a beautiful beach complete with traditional fishing boats and beach huts, this attractive seaside town is home to lovingly tended parks and gardens, a theatre and cinema, and a good choice of shops, restaurants, bars and cafes plus a mainline railway station with services to London Victoria and the South Coast. All just a relaxing stroll away from your elegant seaside apartment.

What3Words: rugs.raft.upset

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Bognor Regis Pier



Bognor Beach



