



Apartment 14 The Royal, The Esplanade

An opportunity to purchase this stunning two double bedroom second floor apartment with spectacular panoramic sea views.



- ▶ Open Plan Sitting Room
- ▶ Two Generous Double Bedrooms
- ▶ Contemporary Bathroom with WC
- ▶ Panoramic Sea Views
- ▶ Video Entry Phone
- ▶ Open Plan Well Appointed Kitchen
- ▶ En-Suite Shower Room/WC
- ▶ Generous Wrought-Iron Balcony
- ▶ Underfloor Heating
- ▶ Lift and Stairs to all Floors

This second floor stunning seafront apartment is part of 'The Royal' and sits proudly opposite to the promenade, the pier and betwixt Waterloo Square and The Steyne Gardens. The Royal is a beautiful regency building which has been re-imagined by award winning construction company, King and Dury. The high specification includes Schuller kitchen units under quartz work tops and Bosch integrated appliances, Amtico flooring where laid and underfloor heating in the en-suite and bathroom.

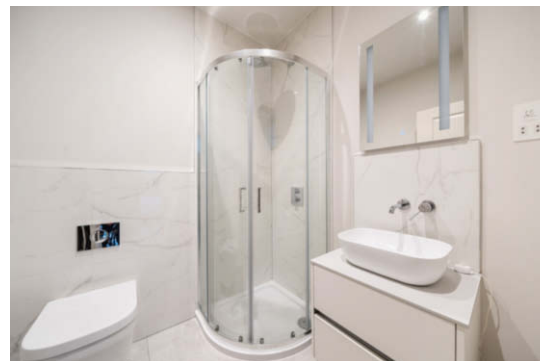
The contemporary accommodation comprises, communal entrance hall with lift and stairs to all floors, personal door to welcoming hallway with utility cupboard, open plan sitting/dining/kitchen with doors to the balcony, perfect for entertaining and relaxing while enjoying the sea views, two double bedrooms, contemporary bathroom plus en-suite shower room.

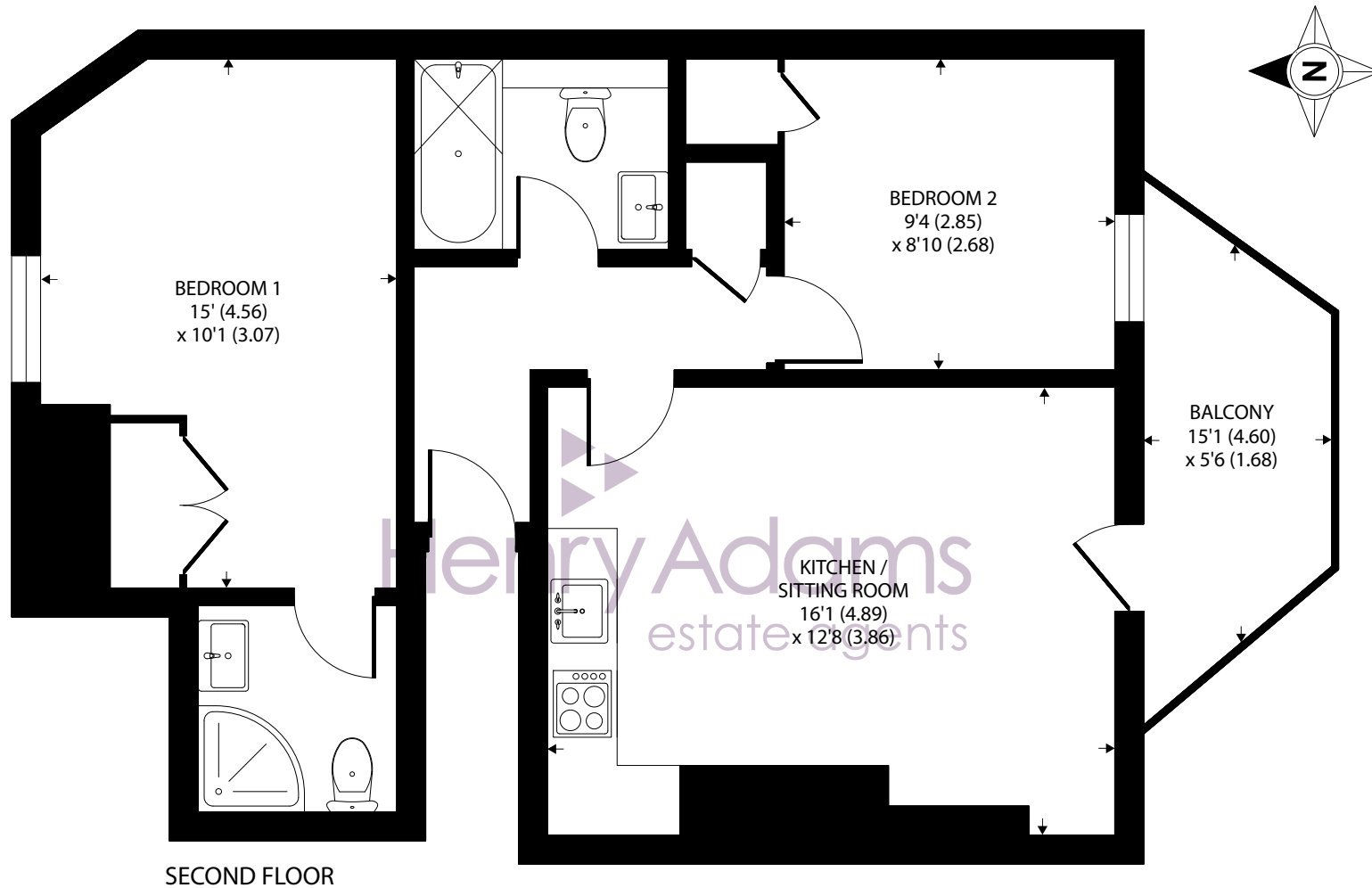
There is also a cycle store and we understand that residential parking permits can be purchased for approximately £58 p.a. and £116 for additional permits.

Not only would this be a perfect home, this would also suit a holiday home or investment purchase.

Tenure: We understand there is the balance of 125 year lease from 2021.

Maintenance Charge: We understand the maintenance charge is currently £1,700 p.a.





SECOND FLOOR

Approximate Area = 591 sq ft / 54.9 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, the pier, traditional fishing boats and beach huts and a level promenade, this attractive seaside town is home to lovingly tended parks and gardens, restaurants, bars and cafes plus the mainline railway station.

Council Tax Band: B

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27/08/24

