



Flat 11 Compass Point, The Esplanade

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



- ▶ **Stunning Second Floor Seafront Apartment**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Both Double Bedrooms with Direct Sea Views plus Fitted Wardrobes**
- ▶ **Underfloor Heating**
- ▶ **Allocated and Visitor Parking**
- ▶ **Open Plan Sitting Room with Access to Balcony**
- ▶ **Video Entry System**
- ▶ **En-suite Shower Room and Family Bathroom**
- ▶ **Stairs and Lift to all Floors**
- ▶ **No Forward Chain**

Compass Point is a two 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.

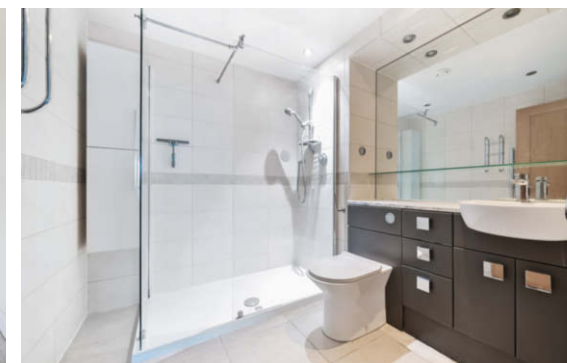
This particular apartment has a spacious dual aspect sitting room with access to the balcony giving superb sea views, well-appointed kitchen/breakfast room with integrated appliances, two bedrooms with bedroom one having a double built-in wardrobe cupboard, direct sea views and en-suite shower room,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

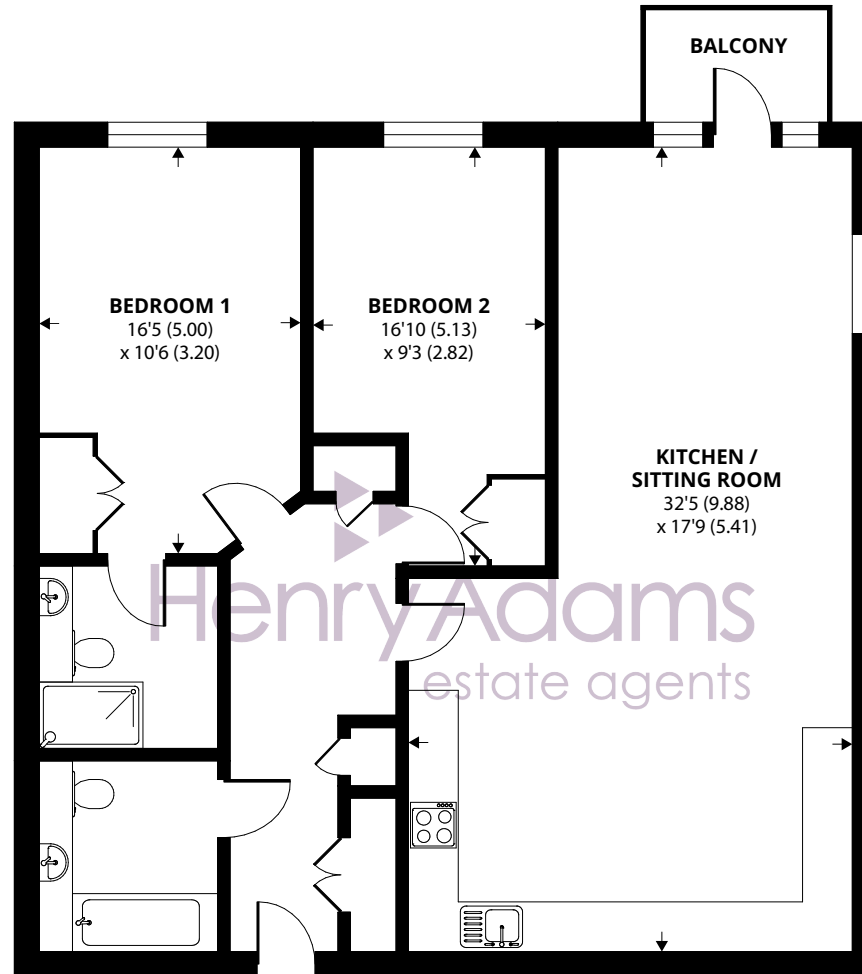
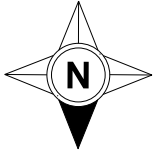
Outside, the property has the benefit of an allocated parking space and storage locker. There is also visitors parking, all of which is via electric gates with a key pad entry system.

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 £3,600 p.a.

Council Tax Band: E





SECOND FLOOR

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



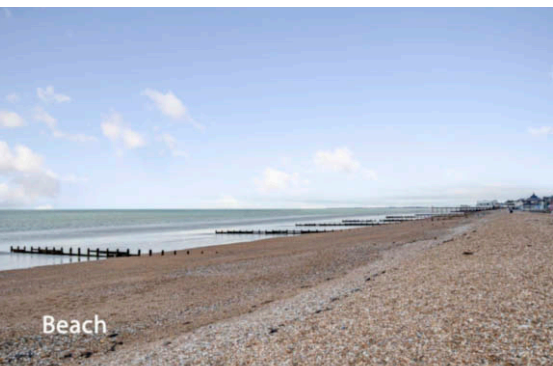
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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.

What3Words ///meal.nights.drop

07/01/25



Beach



Bognor Regis Pier

To arrange a viewing call **01243 842123** View details online at henryadams.co.uk