



## Apt 37, Esplanade Grande The Esplanade, Bognor Regis

Guide Price £350,000



# Apartment 37 Esplanade Grande

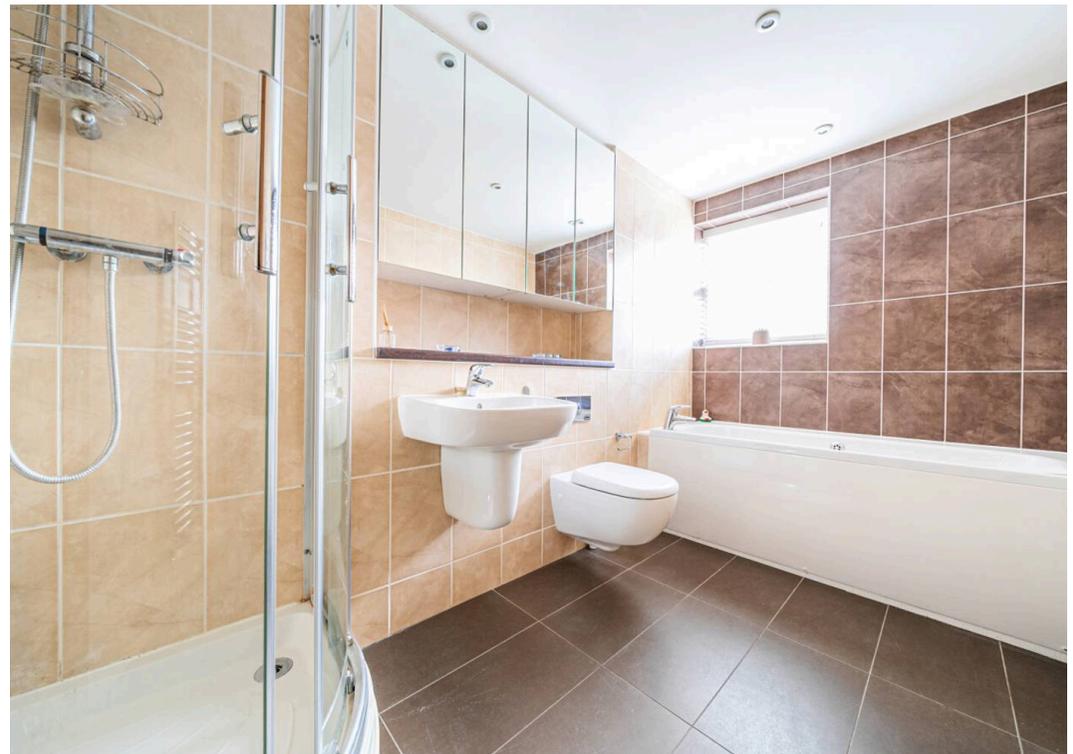
- Exclusive Upper Ground Floor Seafront Apartment
- Dual Aspect Sitting Room
- Separate Hexagonal Dining Room
- Luxury Appointed Kitchen
- Principal Bedroom with En-Suite
- 2nd Double Bedroom
- Family Shower Room
- Two Balconies with Sea Views
- Secure Gated Allocated Parking

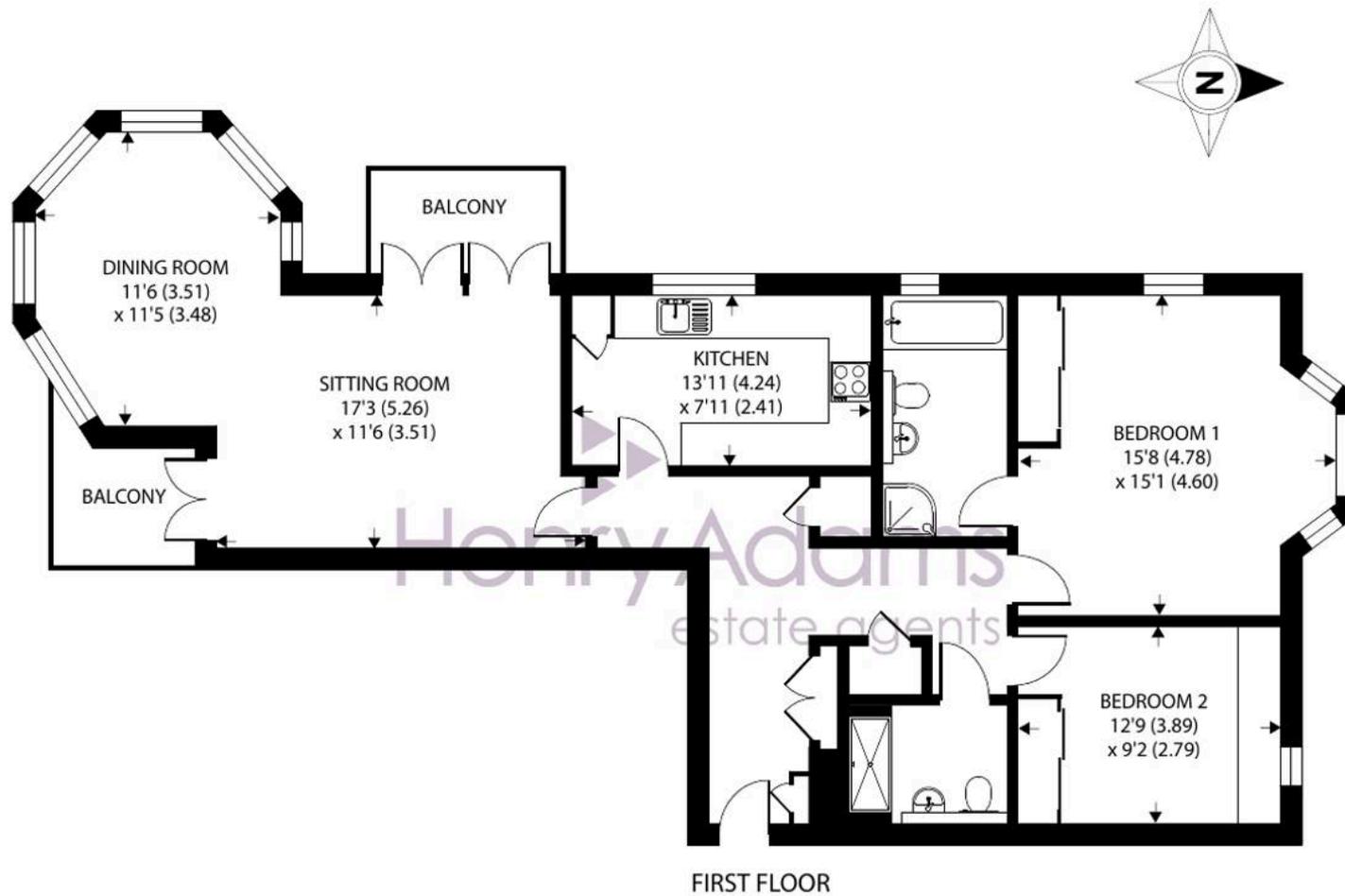
Luxury apartment situated in the popular development of Esplanade Grande. There is a spacious entrance hall with ample storage. The sitting room is south facing with two balconies, south and west facing with glorious sea views and the hexagonal shaped dining room with panoramic views make this a unique living space. The kitchen is fitted with contemporary cream gloss units under black granite worktops with integral appliances. The principal bedroom has double fitted wardrobes and bedroom furniture and a full bathroom en-suite. There is a second double bedroom also with a fitted wardrobe and fitted furniture plus a shower room.

Outside, there is an allocated parking space and additional visitor parking spaces in the secure gated parking area.

The apartment is offered for sale with no onward chain.







## Esplanade Grande, The Esplanade, Bognor Regis

Approximate Area = 1071 sq ft / 99.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1184590

Situated directly on the seafront of Bognor Regis town centre, with its precinct shopping facilities, mainline railway station to London Victoria and the traditional beach and promenade.

What3Words ///rugs.raft.upset

Tenure: We understand there is 105 year lease from 01/09/07.

Maintenance Charge: We understand the maintenance charge is approximately £3,312.90 p.a.

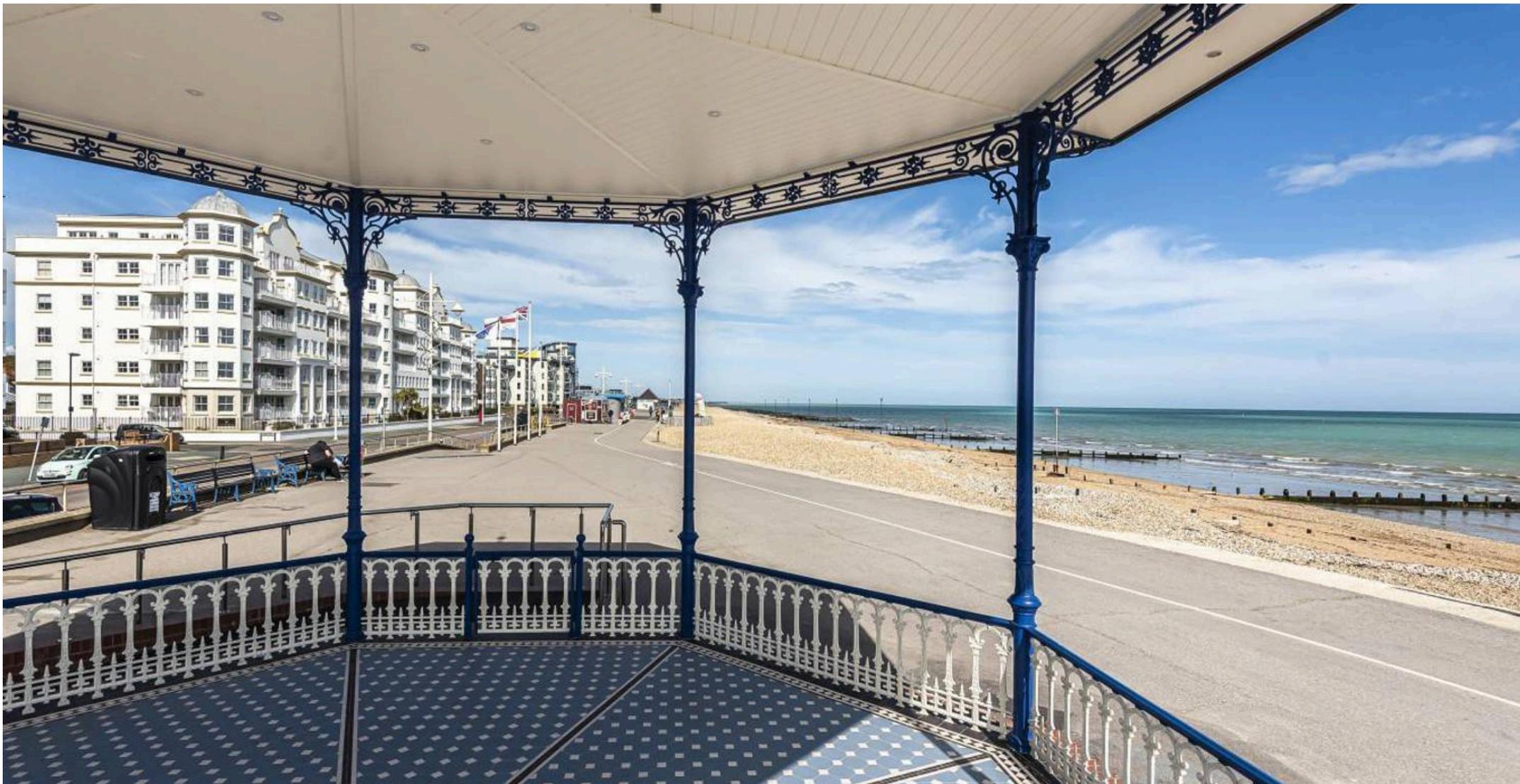
Ground Rent: We understand the ground rent is currently £300 p.a.

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B





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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.