



## 2 bed apartment to buy in PO21

The Esplanade, Bognor Regis, West  
Sussex, PO21 1NX

**£200,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Open Plan Sitting Room with  
Access to Balcony
- ✓ Both Double Bedrooms with Direct  
Sea Views plus Fitted Wardrobes
- ✓ Thermostatically Controlled  
Underfloor Heating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

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.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 980

Annual Service Charge Amount: £4,035.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Underfloor Heating

Electric: National Grid

Water: Direct mains water

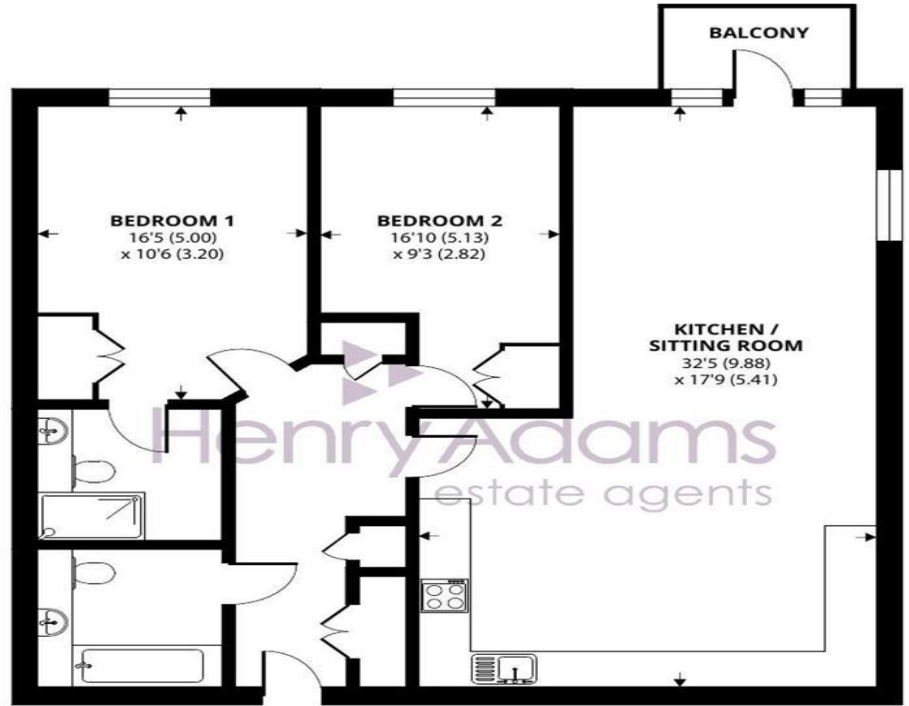
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**SECOND FLOOR**

## The Esplanade, Bognor Regis

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Henry Adams. REF: 1228637

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 85        |
| (69-80) <b>C</b>                            |  | 77                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive 2002/91/EC |           |

The Esplanade, Bognor Regis, West Sussex, PO21 1NX

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