



Second Floor

Total Area: 448 ft² ... 41.6 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2025

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Littlehampton Office
01903 739000
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35 Ventura, Durban Road, Bognor Regis,
West Sussex, PO22 9FD

Offers Over £145,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to present for sale this purpose-built second-floor flat that offers a contemporary living space perfect for first-time buyers or individuals looking to downsize and is offered with no forward chain.

Built in 2007 by Crayfern Homes, this well presented property features one double bedroom with a double wardrobe, a south-facing open plan living room with a Juliet balcony, a modern fitted kitchen and a fitted bathroom complete with a shower above the bath.

Residents of this property can take advantage of the camera-operated residents' car park, as well as the convenience of residents off-road parking.

The property boasts gas-fired central heating with a replaced Gloworm boiler in September 2022, double glazing throughout, and neutral decor.



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Located within half a mile of the local retail parks, residents will have easy access to various supermarkets, including Tesco, Sainsbury's and M&S Foodhall, as well as popular food outlets like Nandos and McDonald's. Additionally, there are local gyms just a few metres away.

For those looking to explore further afield, Bognor town centre with a mainline railway station and beachfront attractions such as mini-golf and the penny arcade on the pier are just one mile away. Historic Chichester is also within easy reach, offering a comprehensive shopping precinct and popular boutiques and eateries, including The Ivy, all within 5 miles.



Property Information

Tenure: Leasehold – We are advised that there is approximately 147 years remaining on the lease. You are advised to have this confirmed by your legal representative at your earliest opportunity.
Maintenance £360 every six months.
Ground Rent: £150 per annum.
Council Tax Band – B
Energy Efficiency Rating – C

We recommend you have this verified by your legal representative at your earliest convenience.

