

8 Simon Court, Crescent Road, Bognor Regis. PO21 1QQ



- **Upper floor apartment**
- **2 Spacious double bedrooms**
- **Residents parking**
- **Small private balcony**
- **Edge of town location**
- **Cash buyers only**



What the agent says ...

“ ”

Located in the heart of Bognor Regis town centre and just a few yards from the shops and train station, is this two bedroom top (2nd) floor apartment.

An external stair case leads up to the property entrance and the main accommodation comprises a spacious lounge, a fitted kitchen, a bathroom with a corner bath and heated towel rail, and 2 well proportioned double bedrooms. This property also benefits from double glazing, gas central heating and on-street Residents Permit Parking managed by Arun District Council.

The property is subject to a residential tenancy with a passing rent of £1,055 PCM. The tenancy is in a Periodic Term and the seller anticipates issuing notice to end the tenancy once purchase has been arranged.

Accommodation

Lounge - 3.99m x 3.7m (13'1" x 12'1")

Kitchen - 2.37m x 2.62m (7'9" x 8'7")

Bathroom - 2.35m x 2.57m (7'8" x 8'5")

Main Bedroom - 3.96m x 3.57m (12'11" x 11'8")

Bedroom 2 - 2.37m x 2.63m (7'9" x 8'7")

Lease Information: The Seller informs us that the annual Service charge is £700 and annual Ground Rent is £50. The property is offered for sale at a discounted value in recognition that the remaining lease term is approximately 57 years. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

The seller will **not be arranging** a new lease upon completion. A lease advisory service calculation conducted on 21/01/2026 indicates that the Lease Premium for a Statutory Lease Renewal will be in the region of £24-£26,000. Legal transaction costs will also apply.

Material Information

Council Tax: Arun District Council Band B

Property Type: Purpose built apartment

Property Construction: Standard

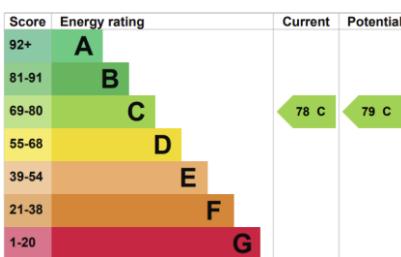
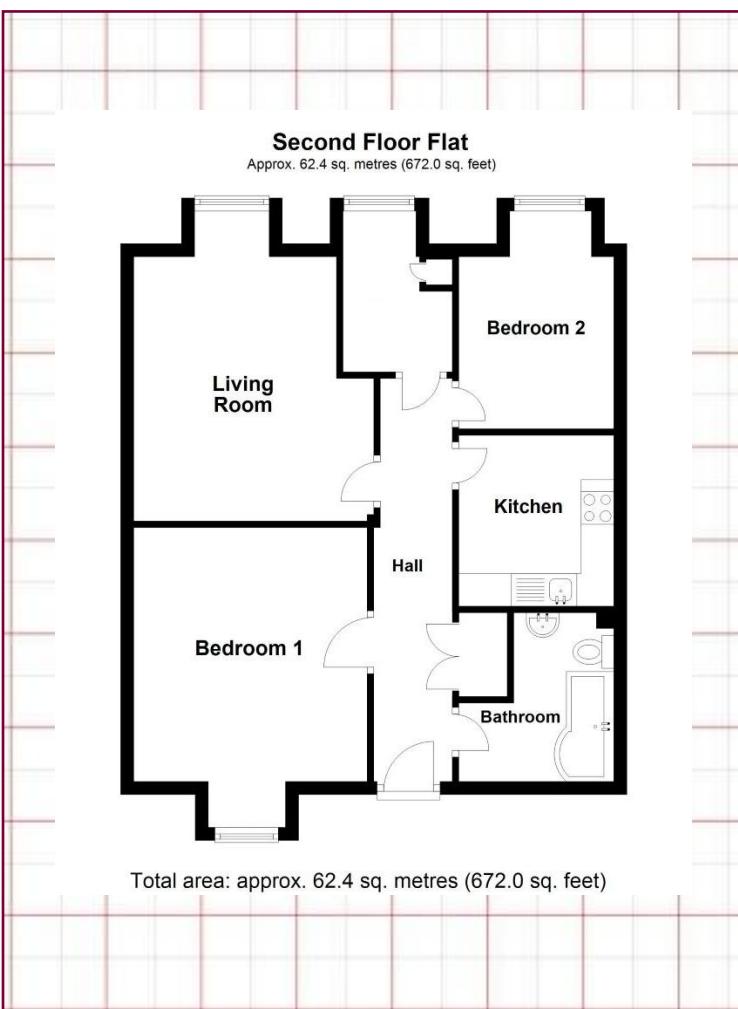
Electricity, Water, Drainage : Mains

Parking: Residents On-street, permit

Restrictions: None

On 15/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	17mbps	1mbps
Superfast	✓	80mbps	20mbps
Ultrafast	✓	1800mbps	220mbps
Mobile	Indoor		Outdoor
	Voice	Data	Voice
EE	Variable	Variable	Good
Three	Good	Good	Good
O2	Good	Good	Good
Vodafone	Good	Good	Good



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IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE