

Asking Price
£179,950
Leasehold

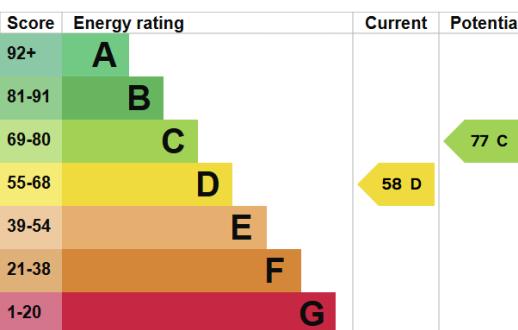
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Flat 3 Wrighton Court, Upper Bognor Road, PO21 1JH



Book a Viewing

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What the agent says... “,,

A beautifully presented two-bedroom ground floor apartment, offered in excellent decorative order throughout and benefiting from allocated parking and a garage to the rear.

The accommodation comprises a welcoming entrance hall, two well-proportioned double bedrooms, and a modern bathroom fitted with a shower over a stylish P-shaped bath. The fitted kitchen includes an integrated electric oven and hob and offers practical, contemporary space for everyday living.

To the front of the property is a spacious, light and airy living/dining room, featuring a fireplace that creates a welcoming focal point and an ideal space for both relaxing and entertaining.

Freshly decorated and ready to move into, this attractive flat is a must-see and is likely to appeal to first-time buyers, investors, or those looking to downsize while retaining comfort and convenience. Early viewing is highly recommended.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Purpose built flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: ADSL
Parking: Garage in block
Restrictions: None

On 31/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	X			
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- **Ground floor apartment**
- **2 Double bedrooms**
- **Garage in block**
- **Recently decorated**
- **No onward chain**



Accommodation

Living/Dining Room - 5.87m x 3.33m (19'3" x 10'11")

Kitchen - 3.02m x 1.96m (9'10" x 6'5")

Bathroom - 1.97m x 1.8m (6'5" x 5'10")

Bedroom 1 - 3.33m x 3.05m (10'11" x 10'0")

Bedroom 2 - 2.72m x 2.39m (8'11" x 7'10")

Lease Information

The seller informs us that the remaining term of the lease is 112 years and that the current maintenance charge is paid on an 'as and when' basis. Buildings insurance is paid separately at £1100 between 4 flats with an annual Ground Rent of £100. 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.

