



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
**£199,950**  
**Freehold**

**Flat 4, Richard House, 5, The Steyne, Bognor Regis, PO21 1TX**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

*Service you deserve. People you trust.*

**01243 861344**



## What the agent says... “,, Material Information:

Richard House sits at the southern end of The Steyne, just a few yards from the beach and the green. Doors in the living room open to offer vistas across the Steyne and the sea. Bognor town centre is a short walk where you will find a wealth of amenities, train station, bus routes and a multitude of restaurants.

The accommodation comprises in brief a communal entrance, stairs and lift to the first floor, private entrance to the entrance hall, living room, kitchen, wet room/WC, main bedroom with en-suite shower room and a further second bedroom.

The apartment benefits from having gas fired central heating and double glazing plus the benefit of being chain free. It would benefit from modernisation and therefore has been priced accordingly.

Council Tax: Band B  
 Property Type: First Floor Apartment  
 Property Construction: Standard  
 Electricity Supply: TBC  
 Water Supply: TBC  
 Sewerage: TBC  
 Heating: TBC  
 Broadband: TBC  
 Mobile Signal/Coverage: TBC  
 Parking: Garage



- Two Bedroom Apartment
- Two Bedrooms
- Two Shower Rooms
- Garage
- Modernisation Required
- Chain Free



## Accommodation

Entrance Hall

Living Room - 5.73m into Bay x 4.42m (18'9" x 14'6")

Kitchen - 2.31m x 2.17m (7'6" x 7'1")

Wet Room - 2.28m x 1.65m (7'5" x 5'4")

Bedroom 1 - 4.65m x 3.34m (15'3" x 10'11")

Ensuite - 1.65m x 1.53m (5'4" x 5'0")

Bedroom 2 - 2.86m x 1.99m (9'4" x 6'6")

Lease Information: The seller informs us that there are 151 years remaining on the lease, the ground rent is XX (TBC) and the current maintenance charge is XX (TBC). 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.

