



# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of  
**£190,000**  
**Leasehold**

**Flat 2 Taldia Place, 17 Ellasdale Road, Bognor Regis, PO21 2SG**



**Book a Viewing**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(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			
England, Scotland & Wales			



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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**





- **Ground Floor Garden Flat**
- **Two Double Bedrooms**
- **Open Plan Living Space**
- **Modern Kitchen**
- **Private Garden**
- **Allocated Parking Space**



## Accommodation

Lounge/Diner - 5.7m x 4.69m (18'8" x 15'4")

Kitchen - 2.5m x 1.98m (8'2" x 6'5")

Bedroom 1 - 4.51m x 3.52m (14'9" x 11'6")

Bedroom 2 - 4m x 2.01m (13'1" x 6'7")

Bathroom - 2.01m x 1.84m (6'7" x 6'0")

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

This well-presented two double bedroom ground floor flat enjoys a private garden and is conveniently situated for nearby local shops and the seafront.

The accommodation comprises, an entrance hall with two storage cupboards, L-shaped lounge/ dining room, with two sets of French doors opening onto the private garden area. The kitchen comes off the living room, is open plan and houses the boiler which was installed in 2020. There are two double bedrooms, the larger of which benefits from a bay window and built-in wardrobes. The modern family bathroom has a white suite with shower over bath.

Externally the private outside space has paved seating areas and shingle for low maintenance. There is also an allocated parking space in the private car park at the rear of the property.

Council Tax: Arun District Council Band B

Property Type: Purpose Built

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Gas Fired Central Heating

Broadband Type: On 30/07/24 the Ofcom Website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> shows the area has Standard and Super-Fast as available.

Mobile Signal/Coverage: On 30/07/24 the Ofcom Website <https://checker.ofcom.org.uk/> shows Indoor for EE as LIMITED and Three, O2 and Vodafone as LIKELY. For Outdoor EE, Three, O2 and Vodafone as LIKELY.

Parking: Allocated Space

Restrictions: None

