



Clarkes

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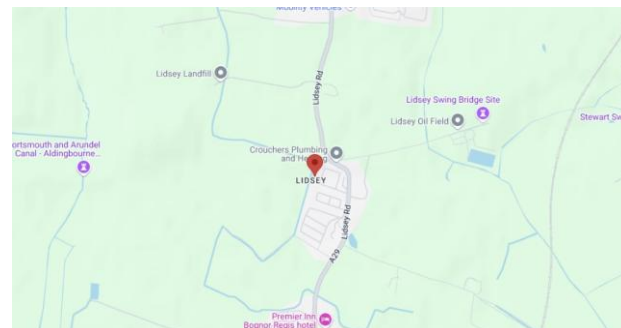
Asking Price
£180,000
Leasehold

4 The Old Canal Lidsey Road, Bognor Regis, PO22 9PN



Book a Viewing

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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.

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01243 861344



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

Beautifully presented with replacement kitchen, windows, fresh decor and lounge bar all replaced in 2024, is this delightful two-bedroom park home located in Lidsey. Unusually the lease has an indefinite term with ground rent renewed on an annual basis.

The accommodation comprises large L-shaped lounge/diner, modern grey kitchen, main bathroom with a coloured suite, two double bedrooms and an en-suite shower room. Internally the property is tastefully presented, and the seller has spent considerable funds to improve it.

Outside there is one allocated off-road parking space adjacent to the property, with surrounding courtyards. Further parking is available on a first come, first serve basis (six spaces).

Offered for sale with no forward chain. Viewings are highly recommended.

Council Tax: Arun District Council - Band A
Property Type: Purpose Built
Property Construction: Non-Standard
Electricity, Water, Drainage Supply: Mains
Heating: Calor Gas
Parking: One Allocated Parking Space
Restrictions: Occupiers must be aged 55+

On 30/01/2025 information from the Ofcom Website shows:

Broadband	Availability		Max Down	Max Up
Standard	✓		24 mbps	3 mbps
Superfast	X			
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Lived. Please see the property on the Clarks Website for further details.

- Two Bedroom Park Home
- Indefinite Lease
- All Year Round Occupation (55+)
- Lounge/Diner
- Ensuite to Main Bedroom
- Allocated Parking Space
- No Forward Chain



Accommodation

Lounge / Diner - 5.34m x 6.09m (17'6" x 19'11")
narrowing to 3m x 3.23m

Kitchen - 3.2m x 2.78m (10'5" x 9'1")

Bedroom 1 - 3.4m x 2.93m (11'1" x 9'7")

Ensuite - 1.45m x 2.04m (4'9" x 6'8")

Bedroom 2 - 2.94m x 3.44m (9'7" x 11'3")

Bathroom - 2.07m x 1.69m (6'9" x 5'6")

Lease Information: The vendor informs us that there is an indefinite lease, the current ground rent as of 3/2/2025 is £207.73 pcm (£2492.76 pa) and there is no maintenance charge. 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.

