

## Flat 8, Wilton House, 37, West Street, Bognor Regis, PO21 1FS



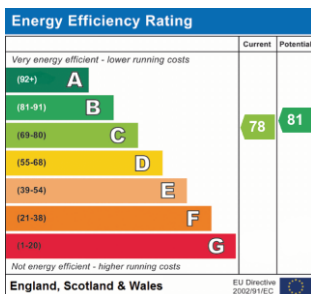
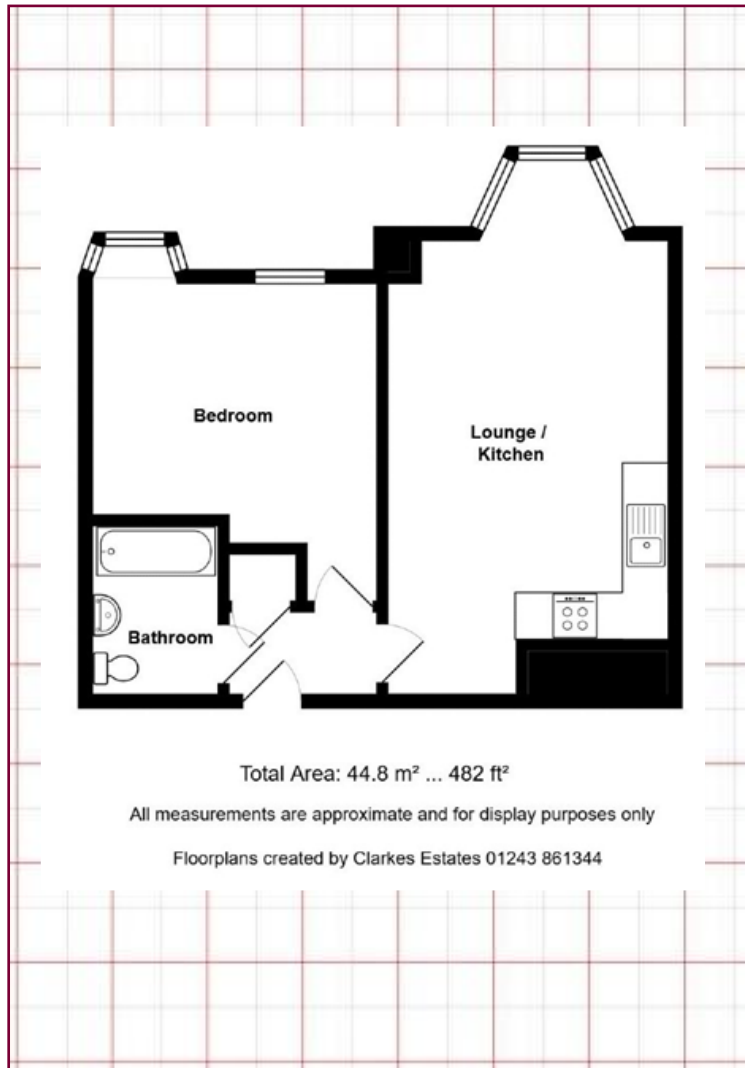
- First Floor Apartment
- No Forward Chain
- One Double Bedroom
- Lounge / Kitchen
- Bathroom
- Close to Seafront & Town Centre

## Accommodation

Hall - 1.9m x 1.07m (6'2" x 3'6")  
 Lounge - 5.78m x 3.68m (18'11" x 12'0")  
 Kitchen Area - 2.3m x 1.85m (7'6" x 6'0")  
 Bedroom - 4.16m x 3.72m at widest (13'7" x 12'2")  
 Bathroom - 2.2m x 1.64m (7'2" x 5'4")

## Lease Information

The seller informs us that there are 104 years remaining on the lease and the current service charge for the year commencing April 2026 is anticipated to be in the region of £4725 pa. Note: the building is at the end of a 5 year plan of major works. 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.



## What the agent says... " "

Located appx 150 meters from Bognor Regis seafront promenade is this first floor, one bedroom apartment offered for sale with no forward chain. The accommodation comprises open plan lounge with kitchen, bedroom and bathroom. The kitchen area is functional but is at the end of life and needs refreshing. The lounge and bedroom areas are large in nature and represent comfortable sized rooms. The bathroom has a white suite with a shower over bath and glass screen.

The property is located on the first floor, has the benefit of a lift and is ideal for landlords and first-time buyers.

## Material Information

**Council Tax:** Arun District Council - Band B

**Property Type:** Purpose Built

**Property Construction:** Standard

**Electricity, Water, Drainage Supply:** Mains

**Heating:** Gas

On 20/02/2025 information from the Ofcom Website shows:

| Broadband | Availability | Max Down  | Max Up   |        |
|-----------|--------------|-----------|----------|--------|
| Standard  | ✓            | 16 mbps   | 1 mbps   |        |
| Superfast | ✓            | 77 mbps   | 20 mbps  |        |
| Ultrafast | ✓            | 1800 mbps | 220 mbps |        |
| Mobile    | Indoor       |           | Outdoor  |        |
|           | Voice        | Data      | Voice    | Data   |
| EE        | Limited      | Limited   | Likely   | Likely |
| Three     | Likely       | Likely    | Likely   | Likely |
| O2        | Likely       | Likely    | Likely   | Likely |
| Vodafone  | Likely       | Likely    | Likely   | Likely |

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



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**<http://www.clarkesestates.co.uk>**



### 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.