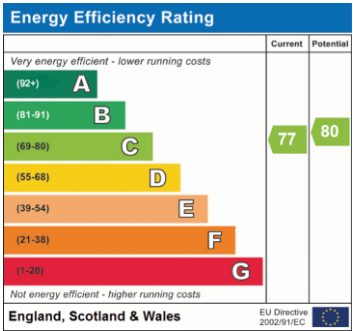




Book a Viewing

01243 861344
Sales@ClarksEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<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.

Clarkes

Estate Agents & Lettings Agents

Asking Price

£185,000

Share of Freehold

Flat 23, Arran Gate, Marian Way, Bognor Regis, PO21 1PD



Service you deserve. People you trust.

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What the agent says... “,,

Located on the outskirts of the town centre is this bright and welcoming one bedroom first floor flat situated in a purpose-built development. The property is restricted to occupiers aged 55 and over and is designed to offer independent living.

The accommodation benefits from modernisation and comprises entrance hall with a large utility cupboard, lounge with doors opening on to a Juliette balcony, fitted kitchen, double bedroom with Juliette balcony and built-in wardrobe, and a modern shower room.

The property also benefits from a long lease, share of the freehold and residents parking.

The close proximity to town provides access to many amenities and leisure facilities and it is just a short walk to the seafront promenade and beach. Bus routes link to Chichester, Portsmouth, Worthing and Brighton and the nearby train station links Bognor Regis to London Victoria.

Viewings are highly recommended.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Electric
Parking: Allocated Parking
Restrictions: Aged 55 or over

On 28/01/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	21 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Limited	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.

- Age Restricted Flat (Age 55+)
- Close to Town Centre & Beach
- Balconies in Lounge & Bedroom
- Modern Kitchen & Shower Room
- Allocated Parking
- Share of Freehold



Accommodation

Entrance Hall

Lounge - 3.15m x 5.71m (10'4" x 18'8")

Kitchen - 2.19m x 2.08m (7'2" x 6'9")

Bedroom - 4.68m x 2.69m (15'4" x 8'9")

Shower Room - 1.63m x 2.07m (5'4" x 6'9")

Lease Information:

The seller informs us that each resident has a share of the freehold, there are 991 years remaining on the lease, there is no ground rent and the current service charge is £148.00 pcm (£1776.00 pa). 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.

