

10 Templars Close, Bognor Regis, PO22 6RU



- First Floor Studio Apartment
- No Forward Chain
- Long Lease
- Allocated Parking Space
- Popular Estate Location
- Investment Opportunity

Service you deserve. People you trust.

TEL: 01243 861344

Accommodation

Entrance Hall (x 2) - 0.87m x 2.05m (2'10" x 6'8")

Studio - 4.46m x 3.03m (14'7" x 9'11")

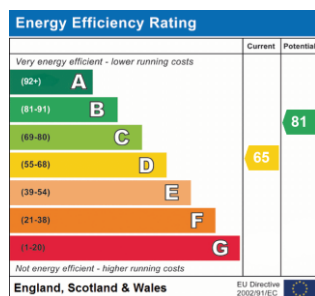
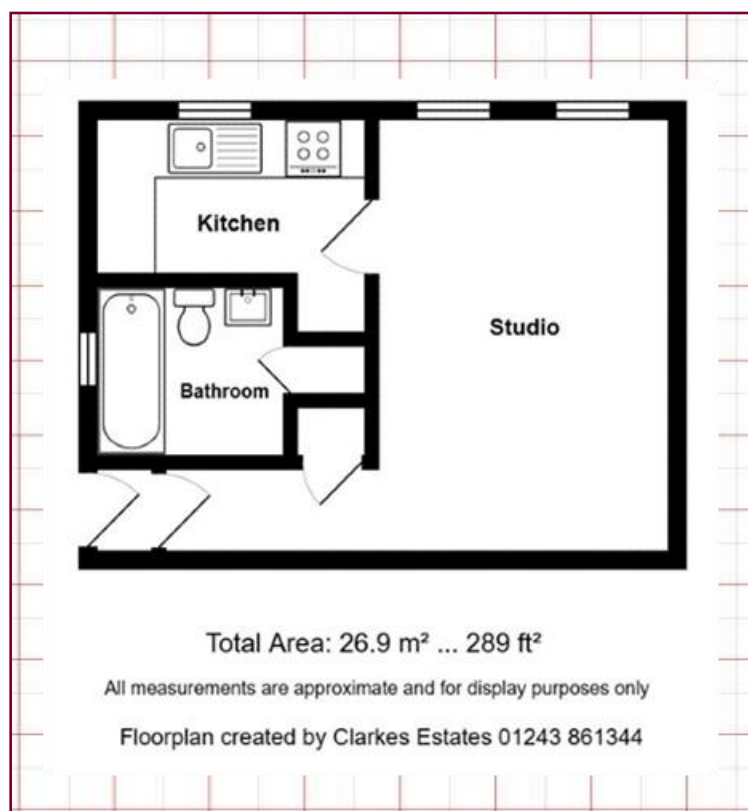
Kitchen - 1.59m x 2.82m (5'2" x 9'3")

Bathroom - 1.73m x 1.89m (5'8" x 6'2")

Lease Information

The seller informs us that there are appx 950 years remaining on the lease, there is a peppercorn ground rent and maintenance charge is as and when required. 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.

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.



What the agent says... " "

Offered for sale with no forward chain is this first floor studio apartment located in a popular estate. Benefitting from an allocated off-road parking space, long lease and negligible annual costs, the property is ideally suited to landlords and first-time buyers.

The accommodation comprises lobby, entrance hall, studio, kitchen and bathroom. In our view the property needs replacement kitchen and bathroom and the installation of fixed heating.

Previous rent achieved was £760 pcm as is, and we anticipate rent in the region of £800/£825 pcm when well presented.

Material Information

Council Tax: Arun District Council - Band A

Property Type: Purpose Built

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Parking: Allocated Parking Space

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

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	70 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	None	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely



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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.