



**Book a Viewing**

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# Clarkes

Estate Agents & Lettings Agents

**Asking Price**

**£190,000**

**Leasehold**

**Flat 1, Holly House, Victoria Drive, Bognor Regis, PO21 2EH**



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**01243 861344**





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

Offered for sale with no forward chain is this two-bedroom ground floor flat which had a significant refurbishment undertaken in March 2025 including central heating boiler, radiators and pipes, new white goods in the kitchen, replacement carpets and new decor. The front door has recently been upgraded to comply with fire safety regulations. There is a heat alarm in the kitchen, a smoke detection alarm in the hallway and an automatic ventilator in the bathroom which functions using a sensor system.

The accommodation comprises entrance hall, lounge, kitchen, two bedrooms, bathroom and separate WC. The apartment also benefits from a garage which is on the right-hand side of the block of three that is adjacent to the property. The lounge and main bedroom are both twin aspect rooms with lots of natural light flooding in. Outside are communal gardens to the rear.

In our view the property is ideal for first time buyers and landlords (who should expect a rent value in the region of £1100-£1200 PCM). The property is also close to a bus route and the town centre and may well suit retirees. Viewings are highly recommended.

**Council Tax:** ADC Band B  
**Property Type:** Purpose Built  
**Property Construction:** Standard  
**Electricity, Water, Drainage Supply:** Mains  
**Heating:** Gas Central Heating  
**Parking:** Garage in Block

On 01/04/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	53 mbps	10 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	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.

- Purpose Built First Floor Flat
- Two Bedrooms
- Modern Fitted Kitchen
- Garage
- Communal Gardens
- Close to Shops & Seafront



## Accommodation

Hall

Lounge - 5.38m x 3.34m (17'7" x 10'11")

Kitchen - 3.22m x 2.73m (10'6" x 8'11")

Bedroom 1 - 3.94m x 3.33m (12'11" x 10'11")

Bedroom 2 - 2.7m x 3.23m (8'10" x 10'7")

Bathroom

Garage

### Lease Information

The seller informs us that there are 104 years remaining on the lease (125 years from 29/09/2004), the current ground rent is £150.00 pa and the current maintenance charge is £1343.18 (to be reviewed 31/12/25). 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.

