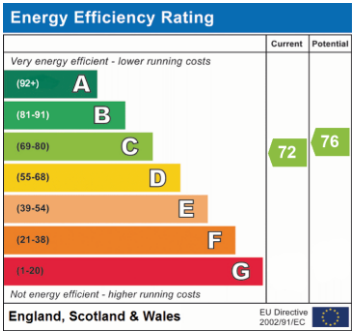




Book a Viewing

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
£190,000
Leasehold

Flat 16, Sutherland Court, Sutherland Close, Bognor Regis, PO21 1DX



Service you deserve. People you trust.

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What the agent says... “,,

Located just 300m from The Queensway in Bognor Regis Town Centre and 450m from the seafront promenade, is this 3-bedroom maisonette style apartment. Positioned at the corner of the building and located on the 2nd & 3rd floors, the accommodation comprises: a large lounge/diner with lots of windows and a door to a small private terrace that overlooks the courtyard area, kitchen, and a downstairs WC. The hall, stairs and landing area benefits from a large under stairs cupboard and a further (large) storage cupboard, and then upstairs are 3 double bedrooms and a family bathroom.

The property has modern double glazing, gas central heating and is decorated in a tasteful manner. The kitchen is functional and can be modernised to your taste.

Outside, there is (unallocated) parking in the carpark to the rear of the terrace, and there is a further (common) terrace that has 2 rotary clothes driers (see pictures) adjacent to the apartment.

The property is aimed at budget purchasers who need lots of space inside their accommodation. and viewings are recommended.

Material Information:

Council Tax: Arun District Council - Band B
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating

On 10/04/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	66 mbps	19 mbps	
Ultrafast	X			
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.

- **Maisonette Style Apartment**
- **Spacious Accommodation**
- **Close to Town Centre**
- **Three Double Bedrooms**
- **Terrace / Balcony**
- **No Forward Chain**



Accommodation

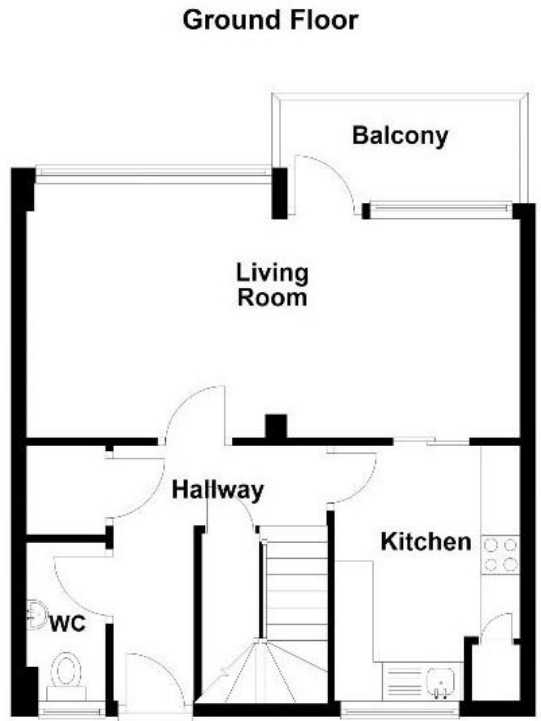
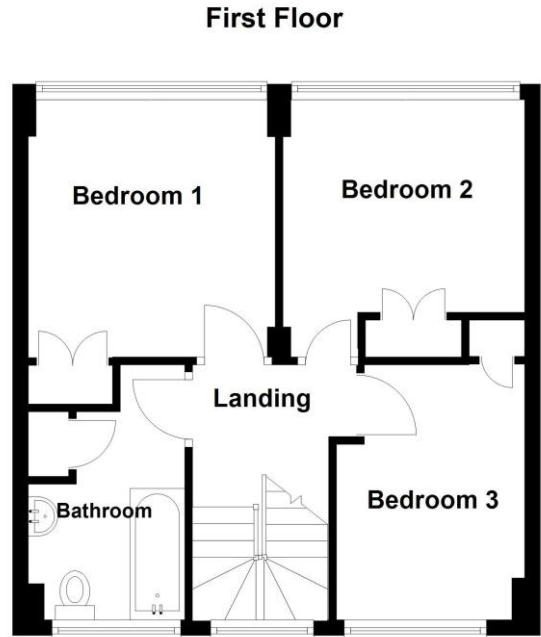
Ground Floor

Lounge - 6.4m x 3.27m narrowing to 2.80m (20'11" x 10'8")
Kitchen - 2.38m x 3.44m (7'9" x 11'3")
Downstairs WC - 1.01m x 2.04m (3'3" x 6'8")
Storage Cupboard
Under Stairs Storage Cupboard
Hall/Stairs/Landing

First Floor

Bedroom 1 - 3.22m x 3.27m (10'6" x 10'8")
Bedroom 2 - 3.06m x 2.8m (10'0" x 9'2")
Bedroom 3 - 2.39m x 3.14m (7'10" x 10'3")
Family Bathroom - 2m x 3.26m (6'6" x 10'8")

Lease Information: The seller informs us that there are 81 years remaining on the lease (125 years from 1981), the current ground rent is £10pa and the current maintenance charge is £488 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.



Total area: approx. 83.0 sq. metres (893.6 sq. feet)

