

## Flat 20 Sovereign Court, Campbell Road, PO21 1AH



- Age restricted
- Modern kitchen
- Communal gardens
- Residents lounge
- Close to seafront
- EPC Rating B



## Accommodation

Entrance Hall - 3.22m x 1.01m (10'6" x 3'3") with storage cupboard and airing cupboard.

Living Room - 5.08m x 3.2m (16'8" x 10'5")

Bedroom - 4.27m x 2.72m (14'0" x 8'11")

Kitchen - 2.23m x 1.8m (7'3" x 5'10")

Bathroom - 2.26m x 1.53m (7'4" x 5'0")

**Lease Information** The seller informs us that there are 93 years left on the lease (125 years from 1993). The current ground rent is £316 pa and maintenance charge (to include Buildings Insurance) is £3800 pa, payable on 1st October or by monthly direct debit. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.

## What the agent says... " "

This beautifully presented, one bedroom retirement apartment is located just a short walk to the seafront and approximately 250m to Bognor Regis town centre, with all of its shops, eateries and the train station. Positioned on the first floor of the development, the accommodation comprises an entrance hall, two generous storage cupboards, bathroom and double bedroom with built in wardrobes. The main living area is light and spacious which leads into the modern, fitted kitchen. There is a minimum age for the development of 66 years and residents benefit from a range of communal facilities including lifts to all floors, a resident's lounge, guest suite, car parking and well-maintained communal gardens. Conveniently located just along the corridor are laundry facilities with washing and drying machines. The apartment also benefits from an emergency pull cord system and there is an onsite House Manager available from Monday to Friday. Sovereign Court is a popular and immaculately presented development and viewings are highly recommended to appreciate the location and all that the property has to offer.

## Material Information

Council Tax: Arun DC Band C  
 Property Type: Purpose built apartment  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Electric heaters  
 Broadband: ADSL  
 Parking: Communal  
 Restrictions: None

On 04/06/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	20mbps	1mbps	
Superfast	✓	80mbps	20mbps	
Ultrafast	✓	1800mbps	220mbps	
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

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