

Asking Price £72,500 Leasehold

Flat 20 Sovereign Court, Campbell Road, PO21 1AH





Service you deserve. People you trust.

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

TEL: 01243 861344



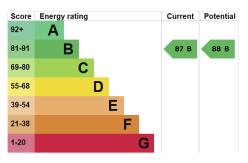


Accomodation

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.



IMPORTANT NOTICE

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

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

Sales@ClarkesEstates.co.uk 01243 861344 27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE http://www.clarkesestates.co.uk







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