

## Flat 1, 20 Argyle Road, Bognor Regis, PO21 1DY



- Ground floor flat
- One bedroom
- Private rear garden
- Close to Town Centre
- Investment opportunity



## What the agent says ...

Located just 500 metres from Bognor Regis seafront and promenade and 400 metres from the Town centre, is this delightful 1 bedroom, ground floor flat with an enclosed, private rear garden.

The accommodation comprises common entrance hall, lounge, double bedroom, kitchen and shower room. Internally, the property has been the subject of refurbishments with new flooring installed in the living room and bedroom, plus many areas are freshly decorated. The property has double glazing, gas central heating and modern style kitchen.

Outside, the rear garden is approx. 7 x 4.6 metres, is enclosed by walls with fencing uppers and a rear gate. The property has previously been rented at £875 per month and is ideal for Buy To Let investors and First Time Buyers. Appointments to view recommended.

## Accommodation

**Living Room** - 4.51m x 3.39m (14'9" x 11'1")

**Bedroom** - 3.72m x 3.39m (12'2" x 11'1")

**Kitchen** - 4.31m x 2.73m (14'1" x 8'11")

**Bathroom** - 2.7m x 1.95m (8'10" x 6'4")

Lease Information:

The seller informs us that there are 152 years remaining on the lease, the ground rent is £100.00 pa and the maintenance charge is split 50/50 with the other flat. 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.

## Material Information

Council Tax: Arun District Council Band B

Property Type: Converted flat

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: FTTP

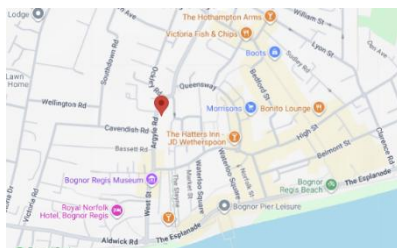
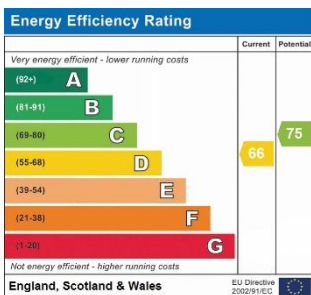
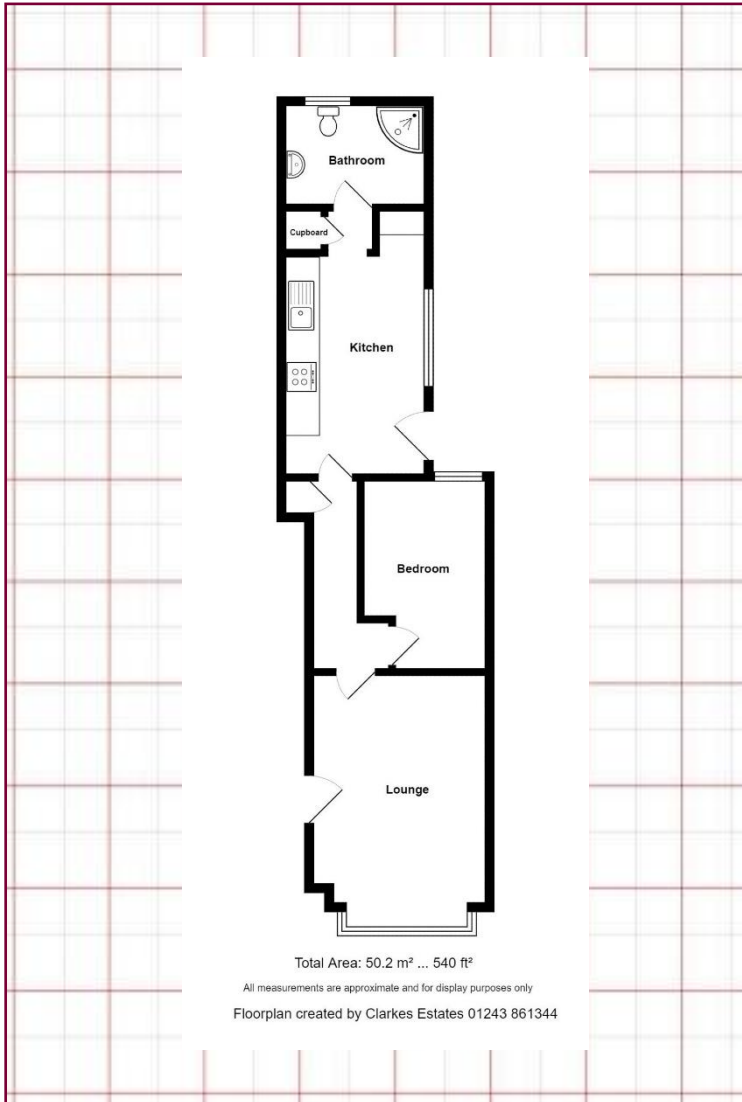
Parking: On street permit

Restrictions: None

On 12/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	16mbps	1mbps
Superfast	✓	80mbps	20mbps
Ultrafast	✓	1800mbps	220mbps
Mobile	Indoor	Data	Outdoor
	Voice	Voice	Data
EE	Limited	Limited	Good
Three	Good	Good	Good
O2	Good	Good	Good
Vodafone	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details



Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)  
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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.