



Clarkes

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Asking Price
£175,000
Leasehold

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



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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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 £36.00 Including VAT Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

- Purpose Built ground 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.

