

# Clarkes

Estate Agents & Lettings Agents

Offers over

£130,000

Leasehold

**Flat 3, Norfolk Court, Norfolk Square, Bognor Regis, PO21 2JA**



- **Ground Floor Apartment**
- **Sitting Room with Bay Window**
- **Period Features**
- **Long Lease**
- **Excellent Condition**
- **Views towards the Sea**

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**TEL: 01243 861344**

## Accommodation

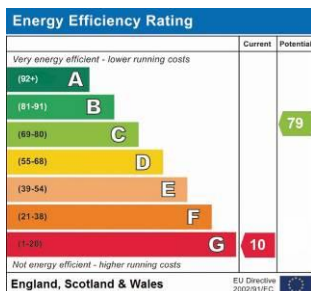
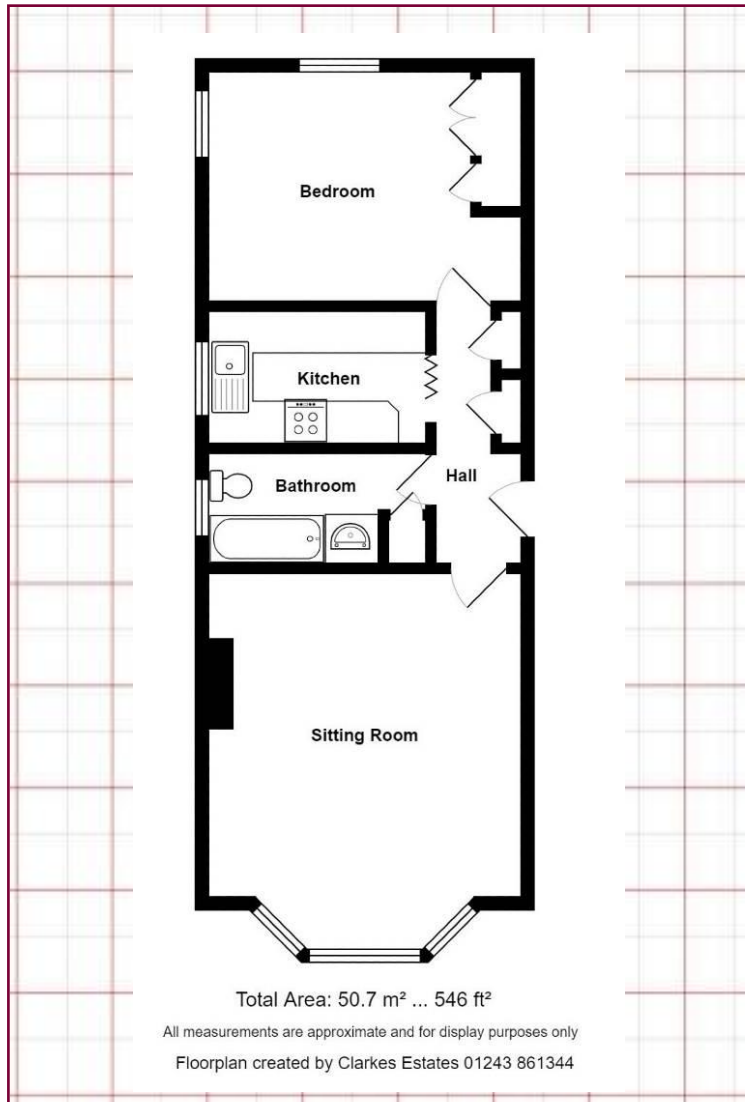
Sitting Room - 5.18m x 4.32m (16'11" x 14'2")

Bathroom - 3m x 1.49m (9'10" x 4'10")

Kitchen - 2.97m x 1.8m (9'8" x 5'10")

Bedroom - 4.19m x 3.15m (13'8" x 10'4")

**Anti Money Laundering** checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.



## What the agent says... “ ”

Just a short walk from the beach, this apartment forms part of a delightful building with impressive kerb appeal and enjoys a lovely location in a tree lined square. Situated close to shops in Aldwick Road, there are also local buses which pass at the foot of the road connecting to Bognor Town Centre and many towns and cities along the south coast.

The apartment boasts very high ceilings giving it a feel of space, has double glazing and offered to the market in excellent condition. The accommodation comprises communal entrance hall, private front door, spacious living room, kitchen, bedroom, bathroom and well-maintained communal gardens.

Lease Information: The seller informs us that there are 137 years remaining on the lease, the ground rent is £35 pa and the current maintenance charge is £2403.34 pa (£1201.67 paid twice yearly) including buildings insurance. 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 A  
Property Type: Conversion  
Property Construction: Standard  
Electricity, Water, Drainage Supply: Mains  
Heating: None

On 12/12/2024 information from the Ofcom Website shows:

Broadband		Availability	Max Down	Max Up
Standard		✓	15 mbps	1 mbps
Superfast		✓	74 mbps	20 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

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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 Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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.