



Clarkes
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Asking Price
£160,000
Freehold

Flat 2, Pax, Cavendish Road, Bognor Regis, PO21 2JW



Book a Viewing
Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
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.



<http://www.clarkesestates.co.uk>

01243 861344



- Ground Floor garden flat
- One double bedroom
- Kitchen with dining space
- Shower room
- No forward chain



Accommodation

Living Room - 3.36m x 3.95m (11'0" x 12'11")

Bedroom - 3.66m x 5.06m (12'0" x 16'7")

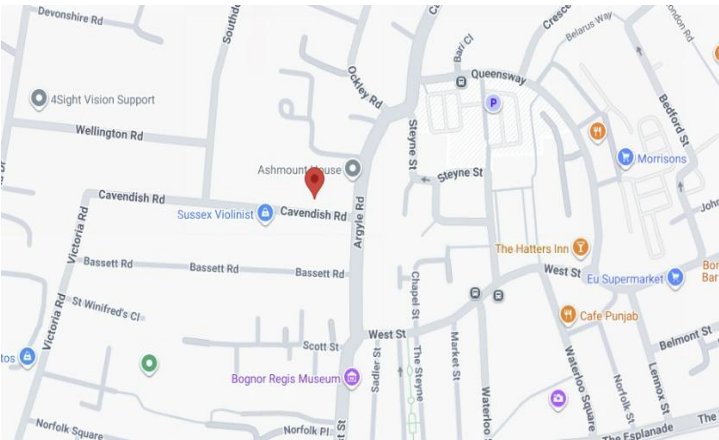
Kitchen - 2.42m x 5.27m (7'11" x 17'3")

Shower Room - 1.13m x 1.6m (3'8" x 5'2")

WC - 0.75m x 1.15m (2'5" x 3'9")

Freehold and Lease information

This is a Freehold sale; there is no lease for the ground floor unit. The Freehold comes with the benefit of the of the upstairs lease, which was granted in 1997 for 125 year and has approx. 96 years remaining. Ground rent is receivable at £140 Per Year.



What the agent says... “,, Material Information:

An unusual opportunity to acquire a well-maintained one-bedroom ground floor garden flat with its freehold and corresponding lease of the upstairs property.

The property is ideally positioned within easy walking distance of both the town centre and seafront. Each apartment benefits from its own private entrance and the ground floor offers well-proportioned accommodation throughout with a spacious double bedroom and bright living room, and access to the private and sunny rear garden.

The separate kitchen has ample space for a table and chairs, making it a practical and sociable part of the home. There is also a shower room, a separate WC, and a particularly useful large entrance hallway with storage.

The property is offered to the market with no forward chain.

Council Tax: Arun District Council Band B
Property Type: Ground floor garden flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: On street
Restrictions: None

On 30/09/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.