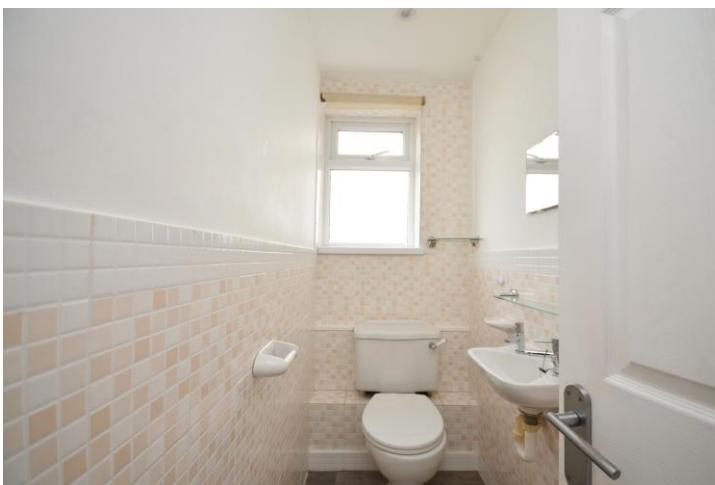


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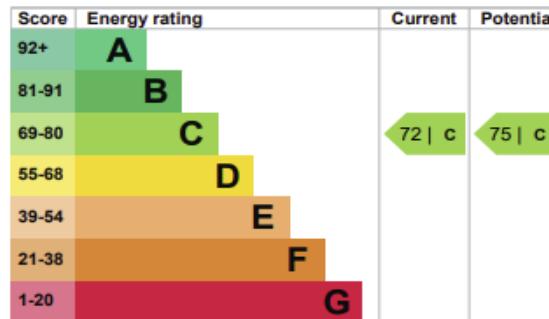
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01243 861344



What the agent says... „„

With direct sea views across the beach and the Royal Norfolk Hotel green, this 4th floor 2-bedroom flat comes with its own covered parking space.

The accommodation comprises hall, lounge/dining room with terrace, main bedroom, second double bedroom, kitchen, separate WC and bathroom. The views from the lounge and terrace face eastwards and benefit from morning and evening shade.

The property has been let and would benefit from a fresh coat of paint and replacement carpets. In our opinion, the kitchen and bathroom are approaching the end of their life cycle. Nevertheless, this apartment is located in a premier position with outstanding views and represents a rare find. We expect demand to be high.

Buy-to-let investors: We have been advised that if the property was let in good condition, then we would expect the rent to be around £1200 PCM in the current market.

Material Information:

Council Tax: Arun District Council Band C

Property Type: Purpose built flat

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Hot Air Heating (new)

Broadband: Yes

Parking: Allocated covered space

Restrictions: None

On 22/07/2025: information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
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 £36 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

- **4th Floor apartment**
- **Outstanding sea views**
- **Lounge/diner with terrace**
- **Two double bedrooms**
- **Covered allocated parking**
- **Communal gardens**



Accommodation

Hall - 2.68m x 3.44m (8'9" x 11'3")
Lounge Diner - 5.47m x 3.62m (17'11" x 11'10")
Terrace - 1.16m x 8m (3'9" x 26'2")
Kitchen - 3.37m x 2.1m (11'0" x 6'10")
Bedroom 1 - 3.49m x 3.39m (11'5" x 11'1")
Bedroom 2 - 3.57m x 2.93m (11'8" x 9'7")
WC - 2m x 0.9m (6'6" x 2'11")
Bathroom - 1.55m x 2m (5'1" x 6'6")



Approximate Total Area: 88.3 m² ... 950 ft²
All measurements are approximate and for display purposes only.
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