





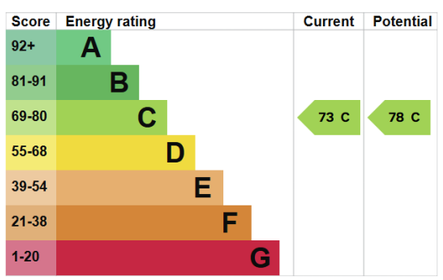






Book a Viewing

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



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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.

Clarkes

Service you deserve. People you trust.

Asking Price

£170,000

Leasehold

2 Kyoto Court, Bognor Regis, PO21 2UJ







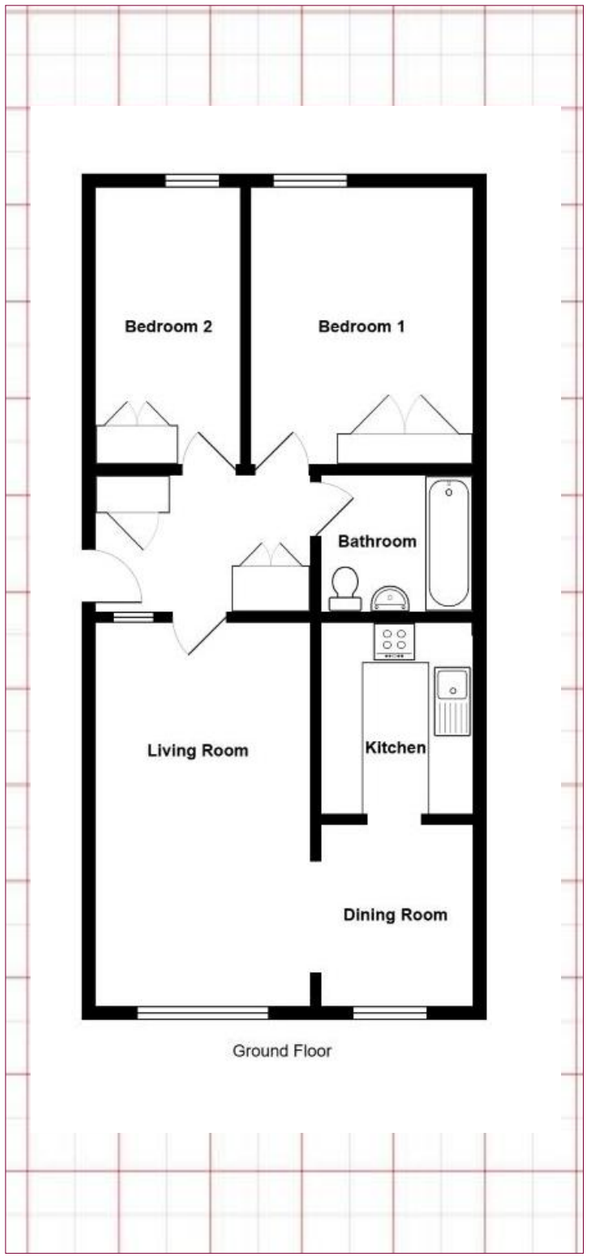
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01243 861344



- **Ground Floor apartment**
- **2 Bedrooms**
- **Spacious Living/dining room**
- **Communal gardens**
- **Garage**





Ground Floor

Accommodation

Living Room - 3.19m x 5.47m (10'5" x 17'11")

Dining Room - 2.05m x 2.66m (6'8" x 8'8")

Kitchen - 2.06m x 2.72m (6'9" x 8'11")

Bedroom 1 - 3.21m x 3.94m (10'6" x 11'8")

Bedroom 2 - 2.06m x 3.94m (6'9" x 12'11")

Bathroom - 1.94m x 2.16m (6'4" x 7'1")

Lease Information

The Seller informs us that there are 111 years remaining on the Lease, the maintenance charge is £2848p.a., including Buildings insurance and that the annual Ground Rent is £350. 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.

What the agent says... "

Offered in great condition, this well-presented apartment provides generously proportioned accommodation throughout and would make an excellent home for a range of buyers.

At the heart of the property is a large, light and versatile L-shaped living/dining room, offering plenty of space for both comfortable seating and a dining area. The room leads through to the fitted kitchen, equipped with an integrated electric oven and gas hob, together with a practical arrangement of storage and work surfaces.

There are two well-proportioned bedrooms, both benefiting from fitted storage, making excellent use of the available space. There is also a modern bathroom, whilst the hallway benefits from useful storage and a separate utility cupboard.

Outside, residents can enjoy well-maintained communal gardens with a clothes drying area, plus plenty of residents parking and its own garage.

The beach just a short walk away plus Aldwick's shops, cafes and other local amenities.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Ground Floor apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Residents parking
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 02/09/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	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.

