



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Book a Viewing**

**Call: 01243 861344**

**Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)**

**27 Sudley Road, Bognor Regis, PO21 1EW**



Follow us on  

**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**

**£140,000**

**Leasehold**

**Flat 1, Seaward Court, Bognor Regis, PO21 1XJ**



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

**01243 861344**



- Ground Floor apartment
- 2 Double bedrooms
- Age restricted development
- Ensuite to main bedroom
- Central location
- Communal lounge and laundry room



## Accommodation

**Living/Dining Room** - 5.93m x 3.07m (19'5" x 10'0")

**Kitchen** - 2.07m x 2.19m (6'9" x 7'2")

**Bedroom 1** - 4.53m x 2.76m (14'10" x 9'0")

**Bedroom 2** - 3.53m x 2.72m (11'6" x 8'11")

**Bathroom** - 1.99m x 1.68m (6'6" x 5'6")

**Ensuite** - 2.73m x 1.52m (8'11" x 4'11")

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

A very well presented two-bedroom ground floor apartment situated within a well-maintained, purpose-built age-restricted development, ideally positioned in the heart of central Bognor Regis. This attractive apartment offers comfortable, low-maintenance living in a highly convenient location, with an excellent range of local amenities right on the doorstep. The town centre's shops, cafés, bars and restaurants are all within easy reach, whilst the seafront and Bognor Regis railway station are also just a short stroll away.

The property is presented in excellent order throughout and provides well-proportioned accommodation comprising a large living/dining room, separate kitchen, two double bedrooms, and a separate shower room. The principal bedroom further benefits from its own en-suite bathroom, providing additional comfort and convenience.

The development itself is well maintained and offers a range of communal facilities designed to make everyday living both easier and more enjoyable. Residents have use of an on-site residents' lounge, laundry room and guest bedrooms, while the presence of a dedicated House Manager provides additional reassurance and support.

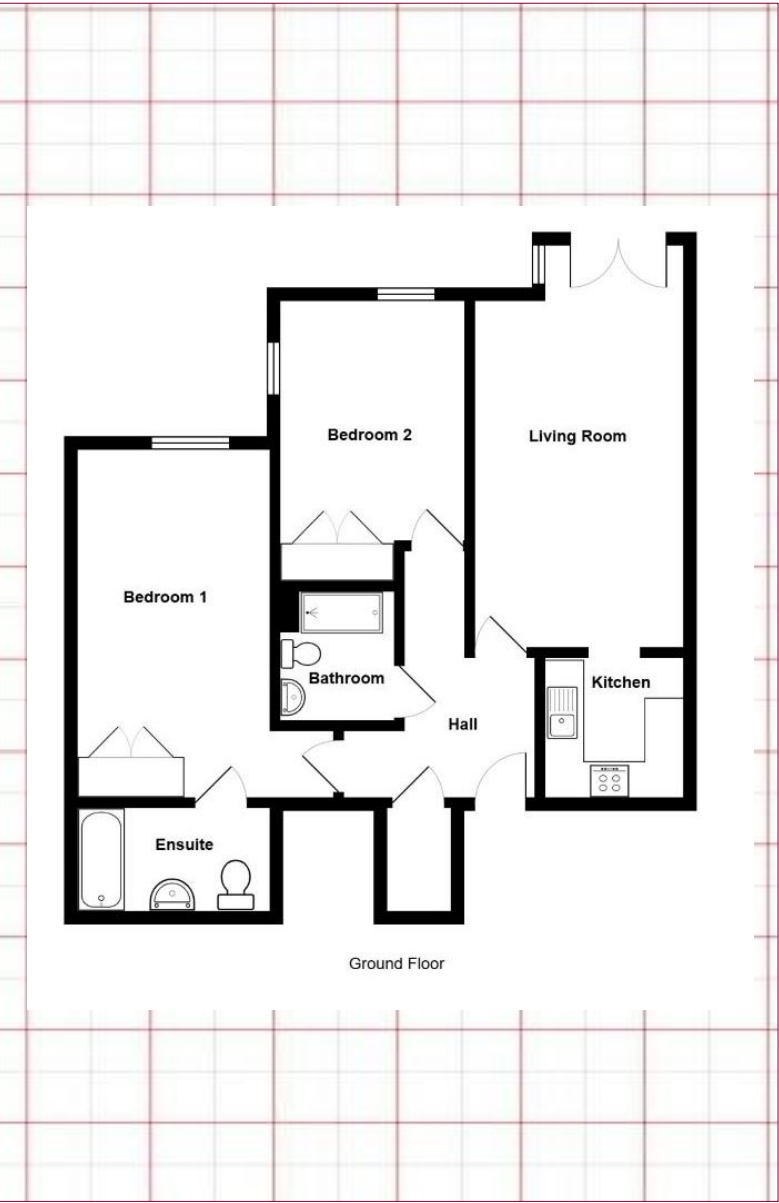
The ground floor position is particularly appealing, offering easy access without the need for stairs, and the apartment represents an excellent opportunity for those looking for a secure and sociable retirement lifestyle in a central location.

Council Tax: Arun District Council Band C  
Property Type: Ground Floor apartment  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Electric storage heaters  
Broadband: ADSL  
Parking: Permit  
Restrictions: Age restricted

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

| Broadband | Availability | Max Down  | Max Up   |      |
|-----------|--------------|-----------|----------|------|
| Standard  | ✓            | 17 mbps   | 1 mbps   |      |
| Superfast | ✓            | 80 mbps   | 20 mbps  |      |
| Ultrafast | ✓            | 1800 mbps | 220 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.



### Lease Information

The seller informs us that there are 59 years left on the lease. The current maintenance charge is £3829 per annum including Buildings Insurance, and the current Ground Rent is £160 per annum. 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

