

7 Grosvenor Court, Norfolk Square, Bognor Regis, PO21 2JD



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 | 72 c | 75 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.



- 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")

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:

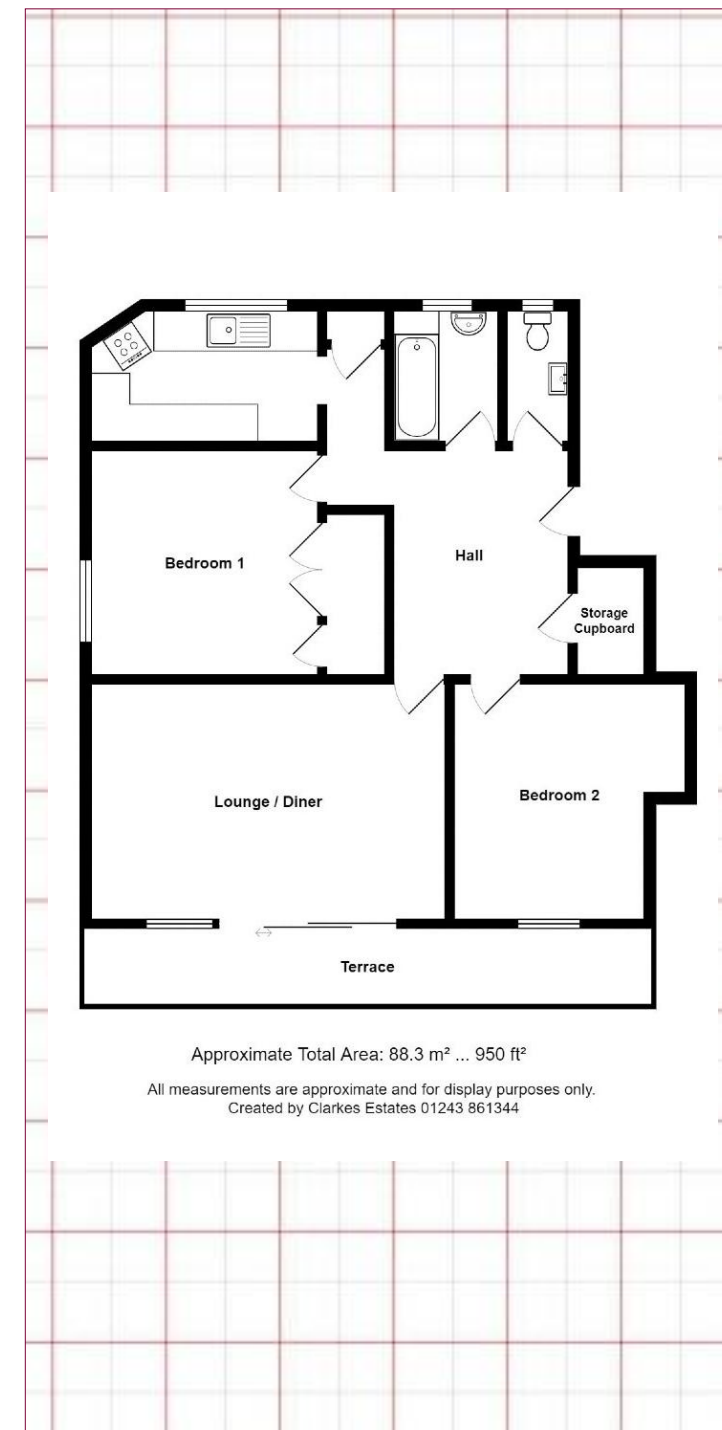
Council Tax: Arun District Council Band C
 Property Type: Purpose built flat
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Electric Hot Air Heating (new)
 Broadband: Yes
 Parking: Allocated covered space
 Restrictions: None

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 £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 979 years left on the lease (1000 years from 2004), the current maintenance is charged twice yearly at £1,250 per half year period (variable). This includes 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.

