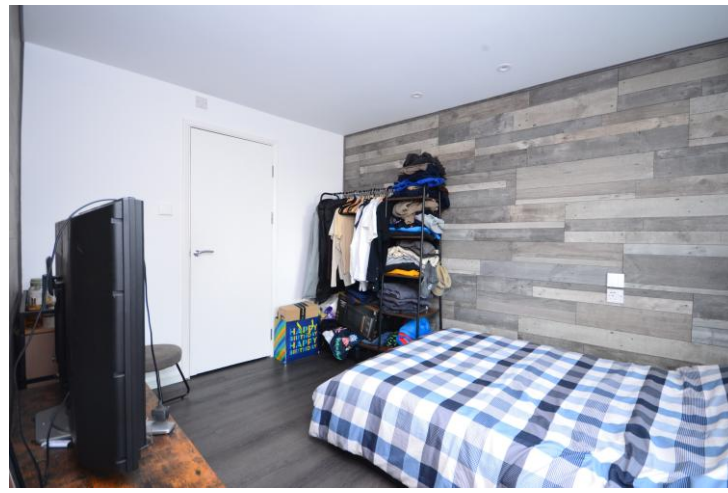


Flat 1, 3-5 Aldwick Road, Bognor Regis, PO21 2LG



### Book a Viewing

Call: 01243 861344

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

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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

01243 861344



- Ground Floor apartment
- 1 Bedroom
- Allocated parking
- Long lease
- Ideal for first time buyers

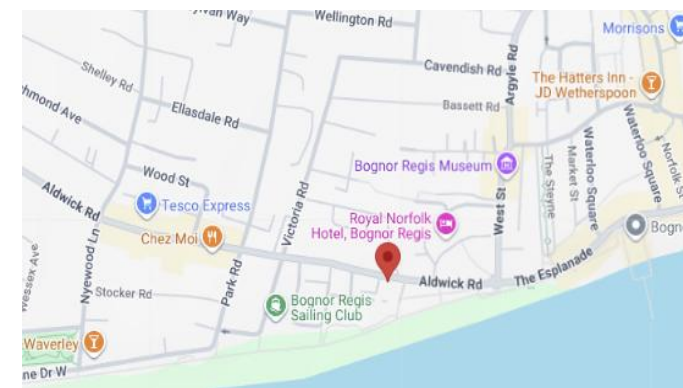


## Accommodation

- Lounge** - 4.76m x 3.4m (15'7" x 11'1")
- Bedroom** - 3.63m x 2.64m (11'10" x 8'7")
- Kitchen** - 1.7m x 3.4m (5'6" x 11'1")
- Shower Room** - 2.42m x 0.8m (7'11" x 2'7")

### Lease Information

The seller informs us that there are 123 years left on the lease. The current maintenance charge is paid on an 'as and when' basis plus separate Buildings Insurance of £450 per annum. The current Ground Rent is £50 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.



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

This modern and well-maintained apartment offers bright and spacious accommodation throughout, making it an ideal first-time purchase, investment opportunity, or coastal retreat.

The property features a generous living/dining room filled with natural light, a contemporary fitted kitchen with integrated oven and hob, a spacious double bedroom, and a stylish modern shower room. Presented to a high standard throughout, the apartment is ready for immediate occupation with no work required.

Further benefits include allocated parking and a long lease, providing both convenience and peace of mind.

Perfectly positioned, the apartment is just a short stroll from Aldwick Parade, offering a variety of local shops, cafés, restaurants, and everyday amenities. Bognor Regis town centre is also within easy walking distance, together with the mainline railway station providing direct links to Brighton, London, and beyond.

Early viewing is highly recommended to appreciate both the quality of accommodation and the superb coastal location on offer.

Council Tax: Arun District Council Band C  
 Property Type: Ground floor apartment  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Air conditioning  
 Broadband: ADSL  
 Parking: Allocated  
 Restrictions: None

On 08/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 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.

