





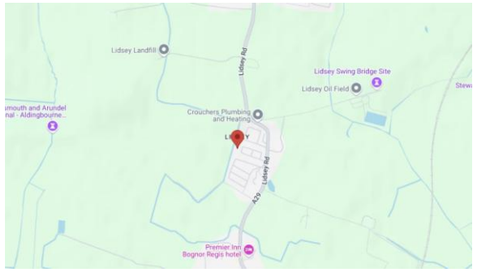






Book a Viewing

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

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Asking Price
£180,000
Leasehold

1, The Old Canal, Lidsey Road, Bognor Regis, PO22 9PN







http://www.clarkesestates.co.uk

01243 861344



- **Two Bedroom Park Home**
- **Lounge & Dining Area**
- **Modern Fitted Kitchen**
- **Wet Room**
- **Front Garden & Rear Courtyard**
- **Off Road Parking**



What the agent says... “”

Located just to the northeast of Bognor Regis is this two-bedroom park home.

The accommodation comprises entrance hall, dining area, lounge, kitchen, two bedrooms with built-in storage and a wet room. Outside is off road parking, garden to the front, courtyard to the rear and decking to the side.

The site itself is small with just 9 park homes and is tucked away in a secluded location behind the main road. Viewings are recommended.



Material Information:

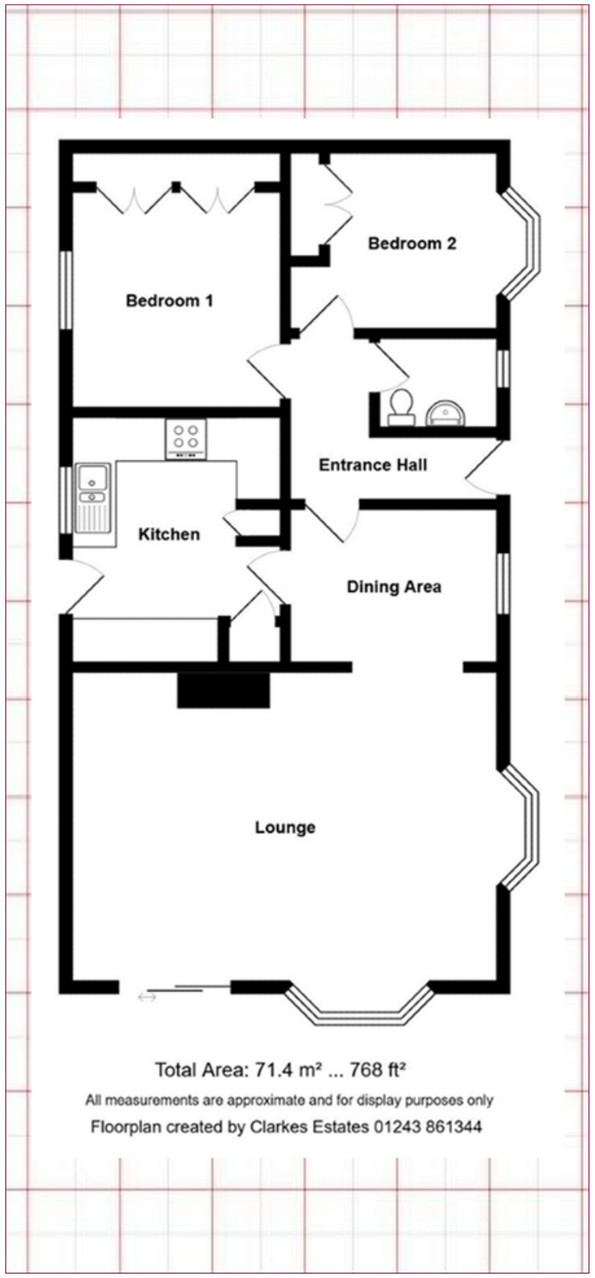
Council Tax: Arun District Council Band A
Property Type: Purpose Built
Property Construction: Non-Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas
Parking: Off Road
Restrictions: Age Restricted 50+
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 16/01/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	22 mbps	2 mbps
Superfast	X		
Ultrafast	X		

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

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.



Accommodation

Entrance Hall

Lounge - 5.97m x 4.32m (19'7" x 14'2") into Bay

Dining Area - 2.92m x 2.14m (9'6" x 7'0")

Kitchen - 3.43m x 2.92m (11'3" x 9'6")

Wet Room

Bedroom 1 - 3.38m x 2.92m (11'1" x 9'6") plus wardrobes

Bedroom 2 - 2.92m x 2.44m (9'6" x 8'0") into Bay

Lease Information: The seller informs us that there are 75 years remaining on the lease (99 years from 2000) and the current ground rent is £203.00 pcm (£2436.00 pa) and there is no maintenance charge. 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.

