

18 Berrymill Close, Bognor Regis, PO21 1AY



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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
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01243 861344



- Ground floor apartment
- 2 Bedrooms
- Cul-de-sac location
- Modern kitchen
- Close to Town centre



Accommodation

Living Room - 3.53m x 3.86m (11'6" x 12'7")

Kitchen - 2.69m x 3.93m (8'9" x 12'10")

Bathroom - 2.03m x 1.71m (6'7" x 5'7")

Utility Room - 1.18m x 1.74m (3'10" x 5'8")

Bedroom 1 - 2.69m x 4.48m (8'9" x 14'8")

Bedroom 2 - 2.71m x 2.63m (8'10" x 8'7")

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

A spacious and well-presented two-bedroom ground floor apartment, offering the rare benefit of its own private entrance, set within a quiet cul-de-sac location. Ideally positioned on the edge of town, the property enjoys the perfect balance of convenience and tranquillity - within easy reach of a wide range of shops, bars, restaurants, the train station, and the beautiful Hotham Park, yet tucked away from the main hustle and bustle.

Internally, the apartment boasts a generously sized and modern kitchen complete with breakfast bar, perfect for both everyday living and entertaining. The newly fitted modern bathroom adds a fresh, quality finish, while the large primary bedroom and well-proportioned second bedroom provide comfortable accommodation. The bright and spacious lounge/diner offers an excellent space to relax and there is also a practical utility area housing a washing machine and tumble dryer.

Outside, there is a well maintained, shared garden, mostly laid to lawn.

This fantastic property offers versatile appeal and would make an ideal purchase for first-time buyers, investors, or those looking to downsize.

Council Tax: Arun District Council Band B
 Property Type: Purpose built apartment
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Electric
 Broadband: ADSL
 Parking: On-street
 Restrictions: None

On 22/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	15 mbps	1 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	1000 mbps
Mobile	Indoor	Outdoor	
	Voice	Data	Voice Data
EE	Variable	Variable	Good Good
Three	Good	Good	Good Good
O2	Limited	Limited	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 98 years left on the lease. The current maintenance charge is approx £200-400 per annum including Buildings Insurance. The current Ground Rent is £10 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.

