

6 Mulberry Court, Bognor Regis, PO21 4TP



- **First floor apartment**
- **Freehold property**
- **2 Bedrooms**
- **Large lounge**
- **Ample storage**
- **Close to local shops**



What the agent says ...

Located directly opposite the Pagham shops and less than 300m walk to the seafront, is this unusual Freehold, purpose built, first floor apartment. Redecorated and prepared for sale in March 2026 the accommodation comprises: entrance hall, very large lounge, inner hall, small kitchen, a substantial main bedroom, a 2nd bedroom and a bathroom. The apartment is well served for storage with built-in wardrobes to the main bedroom and cupboards to the inner hall.

The property is double glazed, has electric heating and is ideally suited to those looking for a weekend escape-home by the sea with minimal ongoing costs, and rental investment. Landlords should anticipate rent in the region of £1,100, representing a significant gross yield of 9.7% (and zero lease costs).

Access Arrangements

When arriving at the development from the shops, go through the underpass, turn immediately left and head up the stairs.

Agents Note

Freehold flats are unusual and care must be taken to understand what you are purchasing. There are two 'flying freeholds' on the same area of ground. This means that there are no shared maintenance obligations and therefore no fixed-annual costs payable. While this is an attractive feature of the property, it also means the property will not support main-stream mortgage lending. Specialist lenders are required for non-cash purchasers. A 'Flying Freehold' indemnity policy is already in place for the property.



Accommodation

Entrance Hall - 0.94m x 2.15m (3'1" x 7'0")

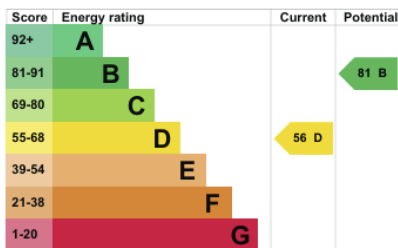
Lounge - 4.06m x 5.33m (13'3" x 17'5")

Kitchen - 2.14m x 2.14m (7'0" x 7'0")

Bathroom - 1.8m x 2.14m (5'10" x 7'0")

Bedroom 1 - 3.49m x 4.11m (11'5" x 13'5")

Bedroom 2 - 2.4m x 3.08m (7'10" x 10'1")



Material Information

Council Tax: Arun District Council Band B

Property Type: Purpose built apartment

Property Construction: Standard

Electricity Supply, Water, Sewerage: Mains

Heating: Electric storage heaters

Broadband: ADSL

Parking: On-street

Restrictions: see above note

On 26/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	12mbps	1mbps
Superfast	✓	80mbps	20mbps
Ultrafast	X		

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	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



Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE

IMPORTANT NOTICE

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