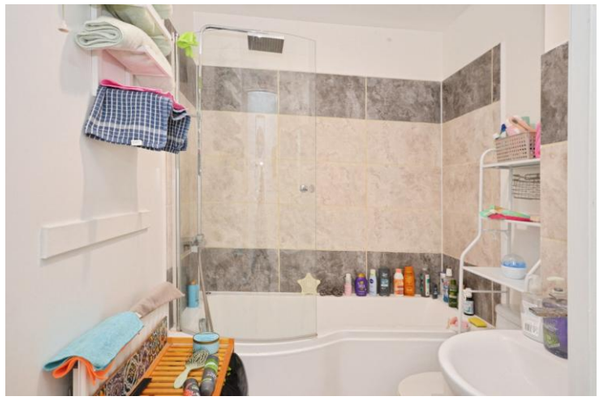
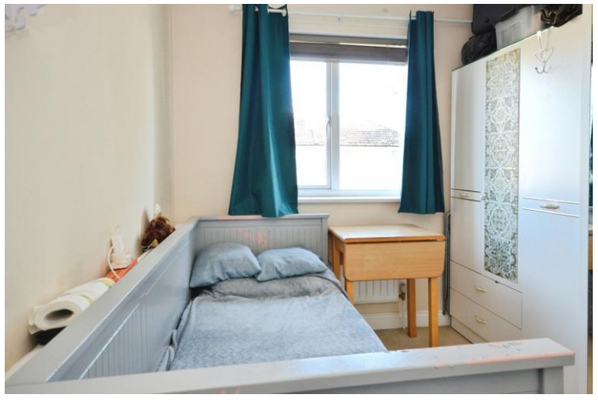






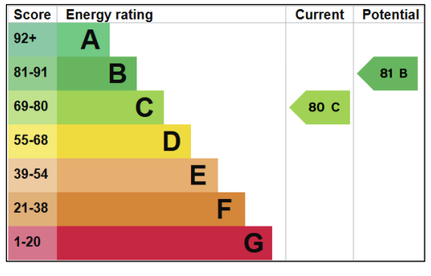






Book a Viewing

Call: 01243 861344
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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

Service you deserve. People you trust.

Asking Price
£190,000
Leasehold

Flat 11 Witham Court, Westloats Lane, Bognor Regis, PO21 5AB



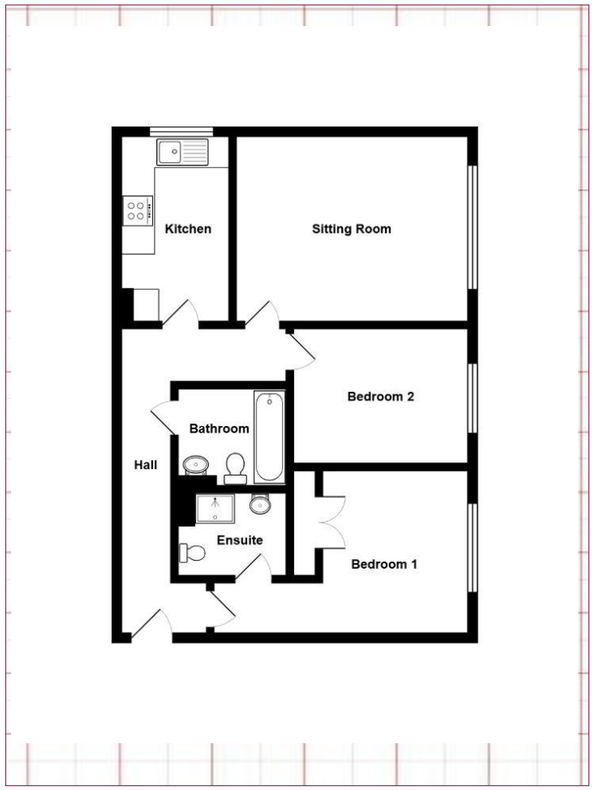






- **First Floor Apartment**
- **2 Allocated Parking Spaces**
- **Ensuite Shower Room**
- **Close to Town Centre**
- **Ideal for First Time Buyers**





Accommodation

This spacious and well-presented two-bedroom first floor apartment is set within a modern purpose-built block and offers comfortable living in a convenient location; ideal for first-time buyers, investors, or anyone looking to downsize.

The property comprises a light living / dining room, functional kitchen, a modern family bathroom and two good size bedrooms, with the primary bedroom benefiting from its own en-suite shower room.

With double glazing throughout, the apartment is quiet, but within walking distance to Bognor Regis town centre. Residents will enjoy easy access to the train station, a variety of shops, cafes, eateries, and bars making this a great choice for commuters or those who enjoy having amenities close by.

Further benefits include two allocated parking spaces, as well as visitor parking. Early viewing is highly recommended – this fantastic apartment offers great value in a superb location.

Living/Dining Room - 4.41m x 3.45m (14'5" x 11'3")

Bedroom 1 - 4.62m x 3.01m (15'1" x 9'10")

Ensuite - 1.95m x 1.5m (6'4" x 4'11")

Bedroom 2 - 3.23m x 2.5m (10'7" x 8'2")

Kitchen - 3.44m x 1.99m (11'3" x 6'6")

Bathroom - 1.99m x 1.7m (6'6" x 5'6")

Lease Information:
The seller informs us that the remaining term of the lease is 103 years and that the current maintenance charge is £2320 (including buildings insurance) with an annual Ground Rent of £25. 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... “„

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Material Information:

Council Tax: B
Property Type: Purpose Built
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Allocated
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 07/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	67 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	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.

