



# Clarkes

Service you deserve. People you trust.

Asking Price  
**£190,000**  
 Leasehold

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



### 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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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

**01243 861344**



- **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")

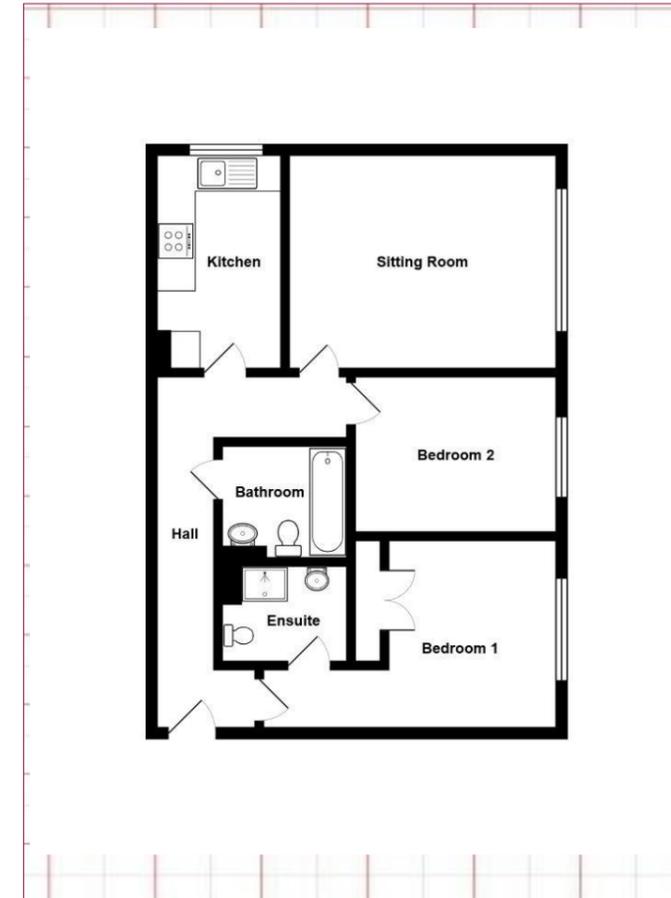
**Bedroom 2** - 3.23m x 2.5m (10'7" x 8'2")

**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... “,, Material Information:

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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

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.

