

9 Lyon Street West, Bognor Regis, PO21 1BY



- **Ground Floor Apartment**
- **Town Centre Location**
- **One Bedroom**
- **No Forward Chain**
- **Double Glazing**
- **Electric Heating**

Accommodation

Kitchen - 3.04m x 3.05m at widest point (9'11" x 10'0")
Inner Hall - 2.13m x 3.05m at widest point (6'11" x 10'0")
Lounge - 4.92m x 2.26m at widest point (16'1" x 7'4")
Bedroom - 3.47m x 2.56m (11'4" x 8'4")
Bathroom - 1.97m x 1.61m (6'5" x 5'3")

Material Information

Council Tax: Arun District Council Band A

Property Type: Purpose Built

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Electric

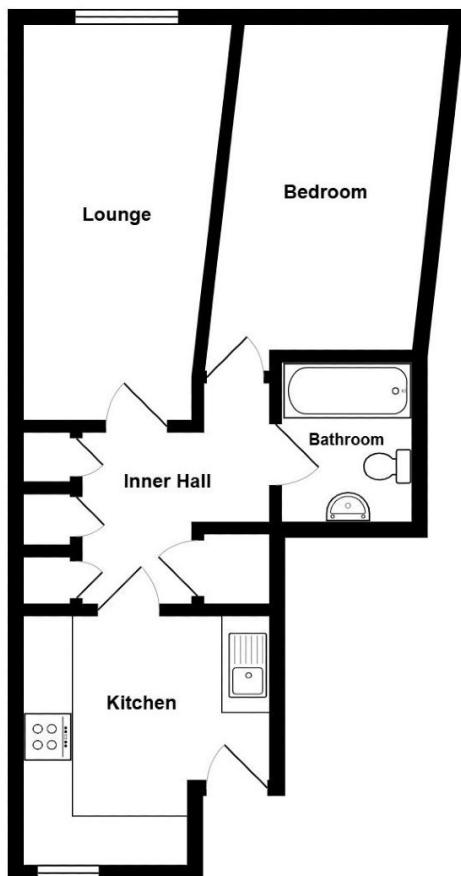
What the agent says... “ ”

Suitable for cash buyers only and offered for sale with no forward chain, the property is a one bedroom ground floor apartment located in Bognor Regis town centre. The accommodation comprises a shared entrance hall, kitchen, inner hall with storage cupboards, lounge, bedroom and bathroom. The property has electric heating and is double glazed.

In our view, the apartment is a smaller dwelling that is ideal for single occupiers and would benefit from a program of redecoration and updates to the kitchen and bathroom. Nevertheless, the property is 'priced to sell' and we expect it will gather strong interest from both first-time buyer and landlords.

Agents Note: The rents achieved as the property is in 2024 was £700 PCM. We anticipate that once improved with replacement kitchen, bathroom and general décor, that a new rent will be achieved in the region of £850 - 900 PCM.

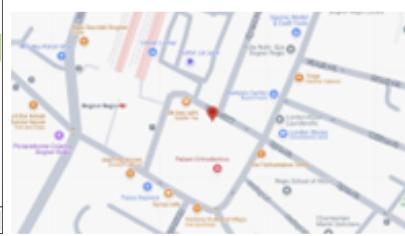
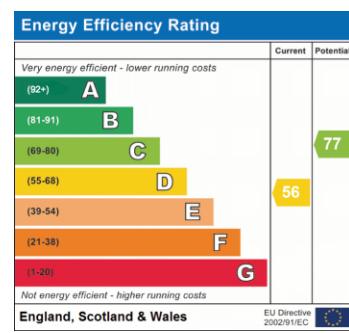
Lease Information: The seller informs us that there are 975 years remaining on the lease (999 years from 01/12/2001). Ground rent is £50 PA, increasing to £150 in 2034. Insurance for 2024 was £176.25. There is no managing agent collecting funds in advance. Currently, maintenance fees are invoices as / when required by the Freeholder. 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.



Total Area: 42.8 m² ... 461 ft²

All measurements are approximate and for display purposes only

Floorplan created by Clarks Estates 01243 861344



Mobile & Broadband Availability

On 04/02/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	16 mbps	1 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	1000 mbps
Mobile	Indoor		Outdoor
	Voice	Data	Voice
EE	Limited	Limited	Likely
Three	Likely	Likely	Likely
O2	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely

Anti Money Laundering checks at £36 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

Email: Sales@ClarksEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE



IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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.