

**Flat 3 Wrighton Court, Upper Bognor Road, PO21 1JH**



**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		
69-80	C		
55-68	D	58 D	77 C
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.

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01243 861344



- **Ground floor apartment**
- **2 Double bedrooms**
- **Garage in block**
- **Recently decorated**
- **No onward chain**



## Accommodation

**Living/Dining Room** - 5.87m x 3.33m (19'3" x 10'11")

**Kitchen** - 3.02m x 1.96m (9'10" x 6'5")

**Bathroom** - 1.97m x 1.8m (6'5" x 5'10")

**Bedroom 1** - 3.33m x 3.05m (10'11" x 10'0")

**Bedroom 2** - 2.72m x 2.39m (8'11" x 7'10")

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

A beautifully presented two-bedroom ground floor apartment, offered in excellent decorative order throughout and benefiting from allocated parking and a garage to the rear.

The accommodation comprises a welcoming entrance hall, two well-proportioned double bedrooms, and a modern bathroom fitted with a shower over a stylish P-shaped bath. The fitted kitchen includes an integrated electric oven and hob and offers practical, contemporary space for everyday living.

To the front of the property is a spacious, light and airy living/dining room, featuring a fireplace that creates a welcoming focal point and an ideal space for both relaxing and entertaining.

Freshly decorated and ready to move into, this attractive flat is a must-see and is likely to appeal to first-time buyers, investors, or those looking to downsize while retaining comfort and convenience. Early viewing is highly recommended.

Council Tax: Arun District Council Band B  
 Property Type: Purpose built flat  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Electric  
 Broadband: ADSL  
 Parking: Garage in block  
 Restrictions: None

On 31/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	X			
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	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.



## Lease Information

The seller informs us that the remaining term of the lease is 112 years and that the current maintenance charge is paid on an 'as and when' basis. Buildings insurance is paid separately at £1100 between 4 flats with an annual Ground Rent of £100. 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.

