



Clarkes

Service you deserve. People you trust.

Price
£160,000
Leasehold

Flat 23 Regis Court, High Street, Bognor Regis, PO21 1HZ



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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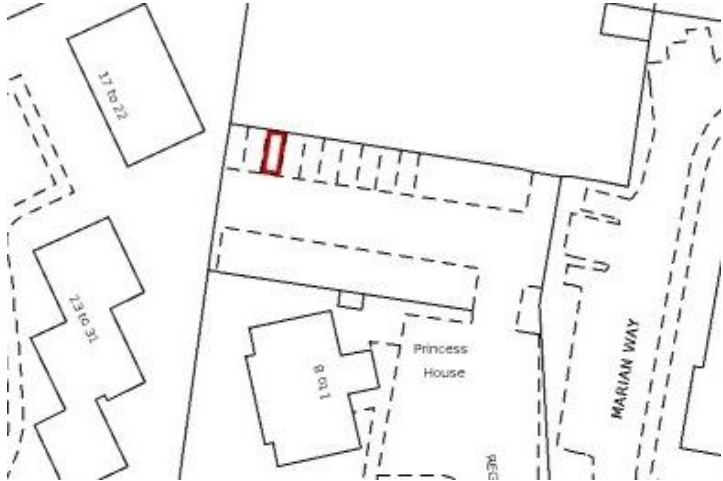
IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate 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



- Two Double Bedrooms
- Southerly Aspect Balcony
- Lift
- Allocated Parking
- Chain Free



Accommodation

Living Room - 4.63m x 4.03m (15'2" x 13'2")

Kitchen - Appx 3.17m x 2.79m (10'4" x 9'1")

Bedroom 1 – 3.54m x 3.35m (11'7" x 10'11")

Bedroom 2 – 2.78m x 2.26m (11'7" x 7'4")

Bathroom - 1.92m x 1.6m (6'3" x 5'2")

Lease Information: Lease Information: The seller informs us that a new lease of 125 years will be executed upon completion. The current maintenance charge is between £500-£1000 per annum to include Buildings Insurance. The current Ground Rent will be zero. 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:

Located on the edge of Bognor Regis town centre, just 330m from the seafront and the promenade, is this 2nd floor, 2 bed, purpose-built apartment. The accommodation comprises: a lounge / diner with a side bay window and double doors leading to a south facing balcony, a comfortable kitchen, a modern bathroom (with a shower over the bath), the main double bedroom, and a 2nd (large) single bedroom.

The property is neutrally decorated, is double glazed, has electric heating and is serviced by a lift. Outside, there is allocated and covered parking in the car park.

The property has previously been rented at £1,150 PCM. An incumbent Tenant is leaving of their own accord and for the investor purchaser, we anticipate a new rent being achieved in the region of £1200 PCM - a comfortable 9% (gross) yield. The property is offered for sale with no forward chain. Viewings are recommended.

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.

Council Tax: Arun District Council - Band B
Property Type: 2nd Floor Apartment
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Electric Heating
Parking: Allocated & covered space in the car park

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

Mobile	Outdoor	In-Home
EE	Good	Good
O2	Good	Variable
Three	Good	Good

