



Clarkes

Service you deserve. People you trust.

Asking Price
Offers over £240,000
Leasehold

2 Spencer Terrace, Upper Bognor Road. PO21 1HS



Book a Viewing

Call: 01243 861344
Email: 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	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Follow us on  

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



What the agent says... “,”

Located opposite Hotham Park in Bognor Regis and approximately 1km to the Town Centre and its Train Station is this stylishly presented, lower ground floor, apartment. Formerly a school dating from around 1860, the building was converted around 2000 and retains Period features such as massively thick walls, huge exposed beams, a truly enormous lounge-diner and a quirky layout. Grade II listing will ensure the property's character will always be preserved.

Accessed via downward stairs from the car park, the accommodation comprises; hall way with cloak cupboards, the very large lounge/diner, a modern kitchen, 2 double bedrooms both with Ensuities and further WC off of the hall. The property has gas central heating, wooden window shutters and is very well presented.

Outside, the property benefits from its own allocated off-road parking space. Access to the development is via a secure pin-coded electric gate providing privacy and security for residents. The property has a small privately owner patio directly to the rear, which in turn leads on to wider common gardens. The wider gardens are both beautifully presented and extensive, providing a dedicated area for outdoor dining, a separate and large utility area for laundry drying and generally well managed lawns, pathways and greenery.

Homes of this style, quality and age group are rarely available and we anticipate demand will be strong. Viewings are strongly recommended.

Material Information:

Council Tax: Arun District Council Band C
Property Type: Lower ground floor apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Allocated
Restrictions: None

On 11/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	18 mbps	1 mbps	
Superfast	✓	55 mbps	12 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	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.

- Lower ground floor apartment
- 2 Double bedrooms
- Period features
- Allocated parking
- Private patio garden



Accommodation

- Hall** - 1.17m x 4.9m (3'10" x 16'0")
- Lounge** - 6m x 4.88m (19'8" x 16'0")
- Kitchen** - 4m x 3.09m (13'1" x 10'1")
- Bedroom 1** - 2.89m x 4.02m (9'5" x 13'2")
- Ensuite** - 1.78m x 1.86m (5'10" x 6'1")
- Bedroom 2** - 2.91m x 3.14m (9'6" x 10'3")
- Ensuite** - 1.3m x 2.1m (4'3" x 6'10")
- WC** - 1.65m x 0.92m (5'4" x 3'0")

Lease Information

The seller informs us that there are 99 years remaining on the lease, the current ground rent is £250pa but this is not demanded as the flat is owned by the Residents Management Company which in turn is owned by each Leaseholder, and the current maintenance charge is £3,440pa (paid half yearly). 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.

