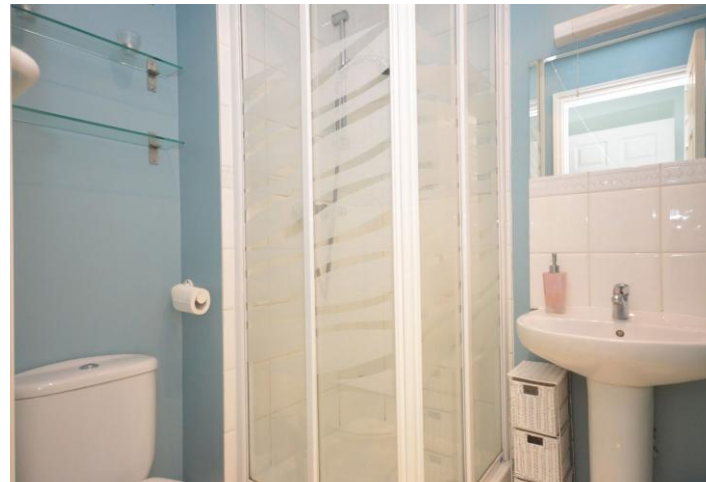


Flat 15 Witham Court, Westloats Lane, PO21 5AB



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

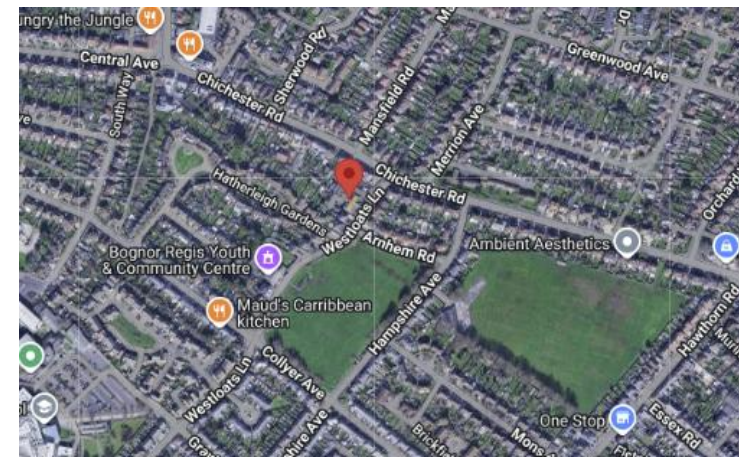


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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the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



- Upper floor apartment
- 2 Double bedrooms
- Allocated parking
- Ensuite shower room
- Close to Town centre



Accommodation

- Lounge** - 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")

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

An excellent opportunity to purchase this well-presented and generously proportioned upper floor two-bedroom apartment, situated within a well-maintained development and offering superb value for money.

The accommodation comprises two double bedrooms, with the primary bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. The apartment also features a large lounge providing ample space for both living and dining, and a well-appointed kitchen.

The property is presented in great order throughout and further benefits from a secure entry phone system, allocated parking, and additional visitor parking to the rear of the development.

Ideally located, the apartment is within easy walking distance of Bognor Regis town centre, offering a wide range of shops, pubs, bars, and restaurants, as well as excellent transport links and coastal amenities.

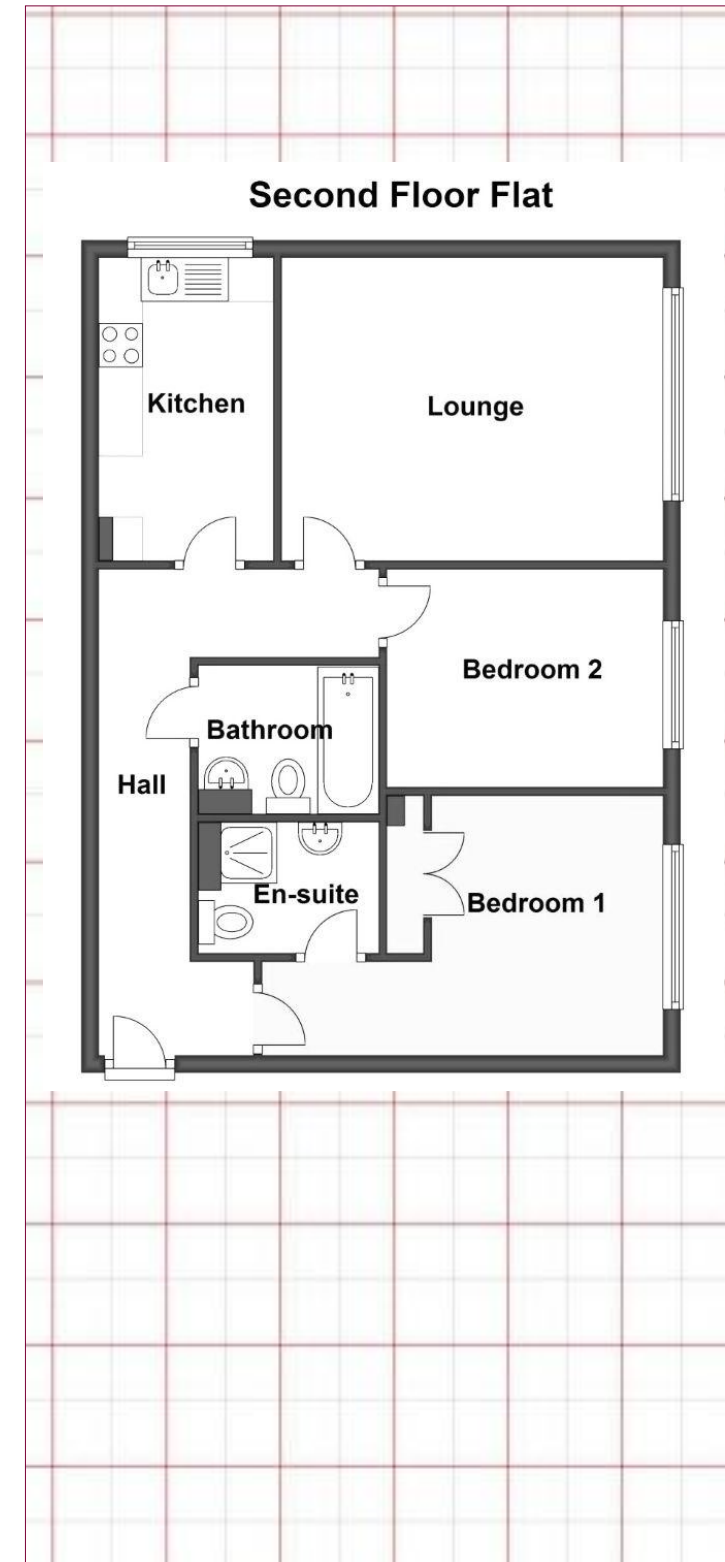
This spacious and conveniently located apartment would make an ideal first-time purchase, investment, or downsizing opportunity, and early viewing is highly recommended

Council Tax: Arun District Council Band B
 Property Type: Purpose Built apartment
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Allocated
 Restrictions: None

On 27/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	69 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.



Lease Information

The seller informs us that there are 103 years left on the lease. The current maintenance charge is £2350 per annum to include Buildings Insurance. The current Ground Rent is £25 per annum. 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.

