Clarkes

Service you deserve. People you trust.

Asking Price

Offers Over £140,000

Leasehold

Flat 4 Regis House, Bognor Regis, PO21 1BU





- Two Bedrooms
- Generous Living/Dining Room
- Separate Kitchen
- Secure Entry Phone System
- Gas Central Heating
- Central Town Location



What the agent says ... “ ”

A deceptively spacious two-bedroom, second-floor apartment ideally situated in the heart of Bognor Regis town centre, offering excellent potential for buyers looking to put their own stamp on a property. While the apartment would benefit from some modernisation and TLC, it boasts well-proportioned accommodation throughout. The layout comprises two good-sized bedrooms, a generous living/dining room, a separate kitchen, a bathroom, and a particularly useful large storage cupboard. Additional features include gas central heating and a secure entry phone system, providing peace of mind.

The location is a key highlight, with the property positioned conveniently within the town centre. Bognor Regis train station, a wide range of shops, bars, and restaurants are all just moments away, while the seafront is within easy walking distance—perfect for enjoying coastal living. An excellent opportunity for first-time buyers, investors, or those seeking a project in a prime central location.

Lease Information: The seller informs us that there are 95 years remaining on the lease, the ground rent is £100 per annum, and the current maintenance charge is £1953 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.

Accommodation

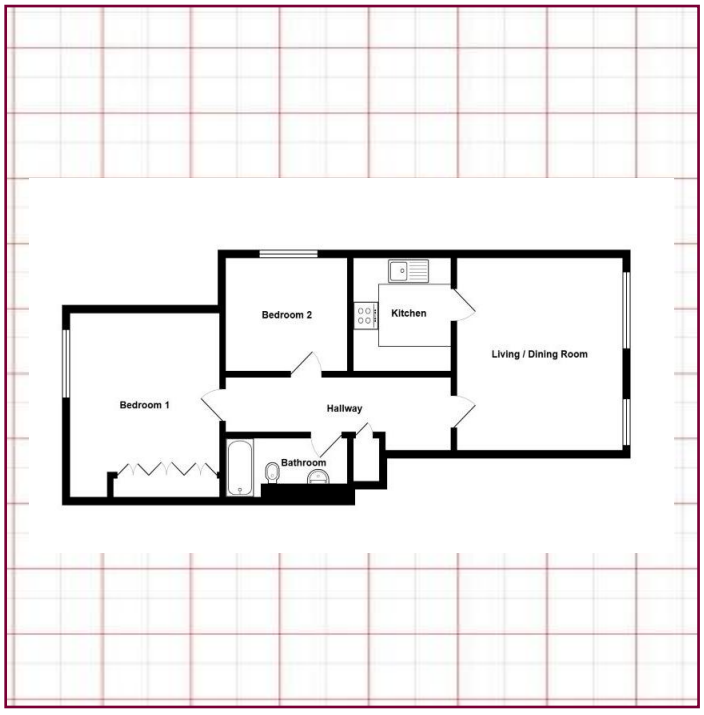
Kitchen: - 2.7m x 2.41m (8'10" x 7'10")

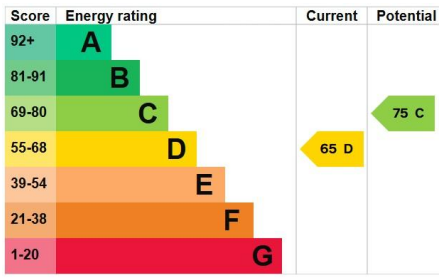
Living Room: - 4.13m x 4.61m (13'6" x 15'1")

Bedroom One: - 3.73m x 4.41m (12'2" x 14'5")

Bathroom: - 1.4m x 3.05m (4'7" x 10'0")

Bedroom Two: - 3.04m x 2.86m (9'11" x 9'4")





Material Information

Council Tax: Arun District Council Band: B
Property Type: Converted Second Floor Flat
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas fired central heating
Parking: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 10/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	16 mbps	1 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1800 mbps	1000 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering Checks
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.

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

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