





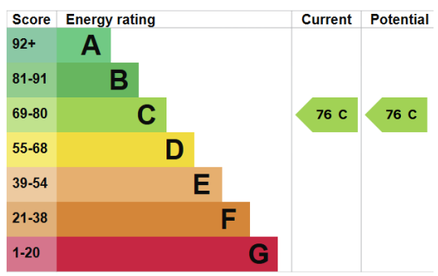






Book a Viewing

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



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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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Offers Over
£290,000
Leasehold

18 Freya Close, Middleton-On-Sea, PO22 7UQ







http://www.clarkesestates.co.uk **01243 861344**



- **Beachfront apartment**
- **2 Bedrooms**
- **Recently redecorated**
- **Garage and parking**
- **Sea views from balcony**



What the agent says... “„

Enjoying a direct sea front position with panoramic sea views from the lounge and balcony, is this delightful 2 bedroom top floor apartment.

Offered for sale with no forward chain, the accommodation comprises hallway, lounge, kitchen, 2 bedrooms, ensuite shower room and bathroom. Recently decorated and fitted with hard flooring, the property is turnkey ready with its modern kitchen, integrated appliances (oven, microwave, fridge freezer, washing machine, dishwasher, hob and extractor fan are all remaining). The property also benefits from a large, boarded loft space providing extra storage. A lift provides convenient access and outside is parking on a 'first come, first served' basis, and a garage with power and light.

The property is located on a private and gated estate and is ideal for second home users, and those looking for that somewhat special location.

Agents note
Whilst the property may be let on a residential tenancy, the lease confirms that no pets are allowed in the building and no use as a holiday let or Air BNB is permitted. The property has been 'priced to sell' and so viewings are strongly recommended.

Material Information:

Council Tax: Arun District Council Band D
Property Type: Apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and Residents parking
Restrictions: Yes
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

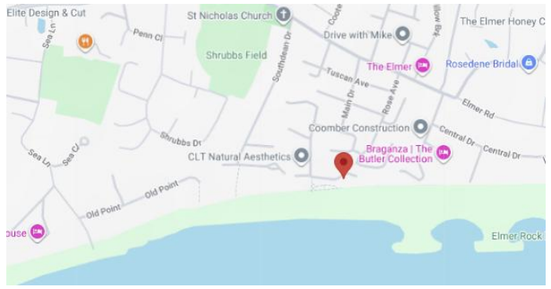
On 03/06/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	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 971 years left on the lease and the current maintenance charge is approx £2,500 per annum to include Buildings Insurance. The current Ground Rent is £350 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

Lounge - 6.58m x 3.54m (21'7" x 11'7")

Kitchen - 2.82m x 1.89m (9'3" x 6'2")

Bedroom 1 - 3.61m x 3.36m (11'10" x 11'0")

Ensuite - 2.35m x 0.95m (7'8" x 3'1")

Bedroom 2 - 2.89m x 2.37m (9'5" x 7'9")

Balcony - 2.86m x 1.01m (9'4" x 3'3")

Garage

