

# Clarkes

Service you deserve. People you trust.

Asking price

£250,000

Share of Freehold

Flat 8 Marlborough House, Park Road, Bognor Regis PO21 2PZ



Book a Viewing

Call: 01243 861344

Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 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.



<http://www.clarkesestates.co.uk>

01243 861344





- Second floor apartment
- Two double bedrooms
- Sea views
- Allocated Parking
- Share of Freehold



## Accommodation

**Lounge/Diner** - 6.42m x 4.67m (21'0" x 15'3")

**Kitchen** - 3.35m x 3.07m (10'11" x 10'0")

**Bedroom 1** - 6.5m x 3.17m (21'3" x 10'4")

**Bedroom 2** - 4.01m x 2.72m (13'1" x 8'11")

**Bathroom** - 3.22m x 2.54m (10'6" x 8'4")

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

Located directly on Bognor Regis seafront with panoramic sea views from the lounge window is this delightful 2nd floor, 2 bed apartment. Whether it be blue skies and azure sea, or the drama of grey skies and crashing waves, if you want a seafront location it doesn't get any better than this.

The accommodation comprises a large, bright lounge/diner with sea view, fitted kitchen, two double bedrooms and main bathroom. Internally the property is well presented with a modern kitchen (approx. 5 years old) with built in dishwasher, fridge freezer, oven and microwave oven and integrated washing machine. The main bedroom features a large mirror fronted wardrobe, and this is a well-proportioned flat.

Externally, there is an allocated parking space and three visitor spaces in the carpark. Bognor Regis beach and promenade are the obvious feature for this home, which lies directly on the seafront and approx. 800 metres to the pier and just 200 metres from the local parade of Aldwick Road shops.

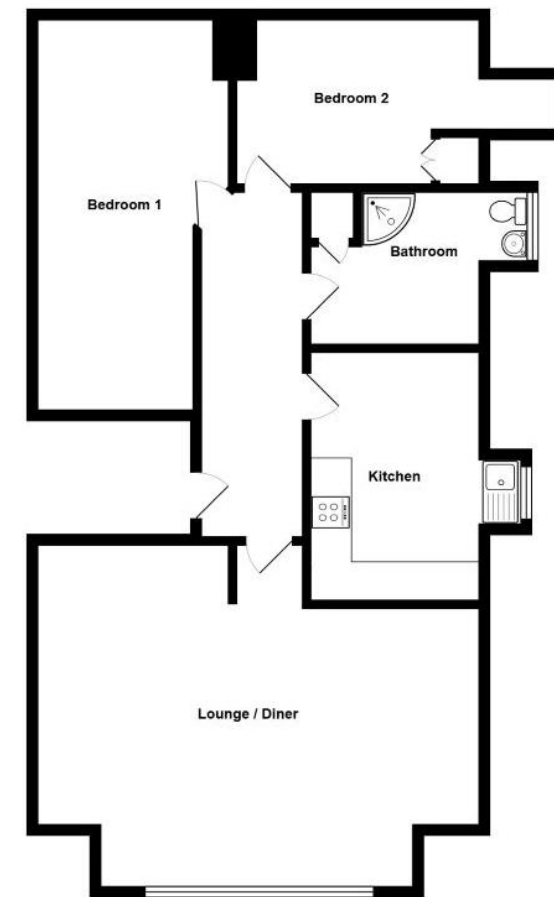
Appointments to view recommended.

Council Tax: Arun District Council Band B  
 Property Type: Converted flat  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Electric energy saving radiators  
 Broadband: ADSL  
 Parking: Allocated space  
 Restrictions: None

On 11/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 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 the Freehold is owned and managed by a resident management company of which each apartment is a member/shareholder. There are 98 years remaining on the lease (106 years from 2017), the current ground rent is zero and the current maintenance charge is £100 per month. 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.

