Clarkes

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Asking Price

£140,000

Leasehold

4a High Street, Bognor Regis, PO21 1SS





- First floor apartment
- Split level accommodation
- 2 Bedrooms
- Town centre location
- Ideal investment opportunity

http://www.clarkesestates.co.uk

TEL: 01243 861344

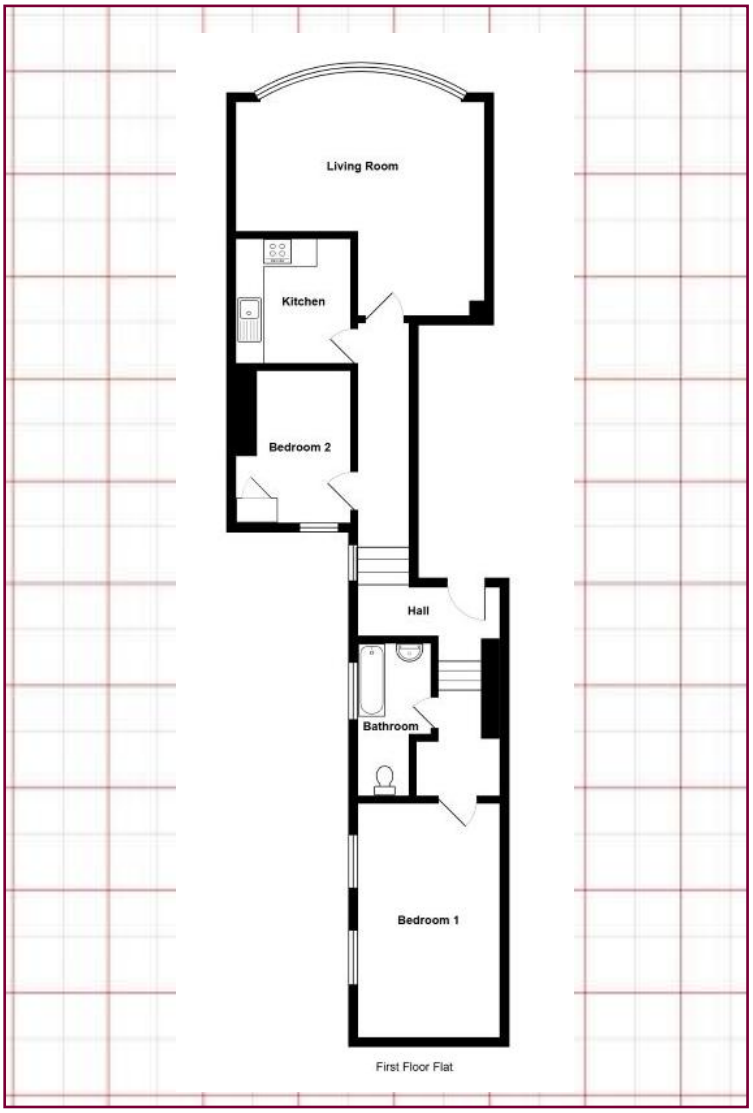


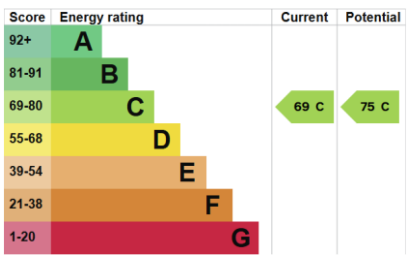
What the agent says ...

Located in the heart of Bognor Regis, this characterful first-floor split-level apartment offers a fantastic opportunity for buyers looking to create a home of their own or invest in a well-positioned property close to the coast.

Ideally situated just a stone's throw from the seafront, the property enjoys superb convenience with a wide range of bars, restaurants, shops and the mainline train station all within easy walking distance.

Inside, the accommodation is full of charm and individuality, comprising a spacious living room featuring an impressive bay window spanning almost the full width of the wall, offering elevated views over the town below. There is a generous double bedroom, a smaller single bedroom, kitchen and bathroom, all arranged across a split-level layout which adds to the apartment's unique feel. The building also benefits from an entry phone system for added security and convenience.





Accommodation

Living Room - 5m x 4.56m (16'4" x 14'11")
Kitchen - 2.47m x 2.22m (8'1" x 7'3")
Bedroom 1 - 4.75m x 2.69m (15'7" x 8'9")
Bedroom 2 - 2.81m x 2.19m (9'2" x 7'2")
Bathroom - 3.07m x 1.4m (10'0" x 4'7")

Lease Information:

The Seller informs us that there are 97 years remaining on the Lease, and that there is currently no set maintenance charge due to the level of sinking fund already built up but the Freeholder advises this is likely, in future, to be around £1000 per annum, including Buildings insurance, and that the annual Ground Rent is £180. 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.

Material Information

Council Tax: Arun District Council Band B
Property Type: Converted flat
Property Construction: Standard
Electricity, Water and Sewerage Supply: Mains
Heating: Gas Central Heating
Parking: None
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.
On 28/5/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	17mbps	1mbps	
Superfast	✓	80mbps	20mbps	
Ultrafast	X			
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

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

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