





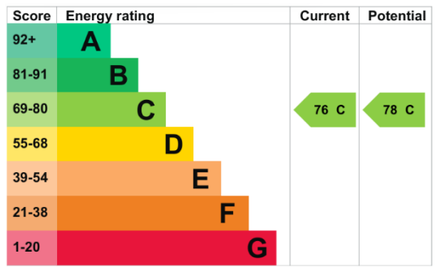






Book a Viewing

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.

Clarkes

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Asking Price

£190,000

Leasehold

Flat 3 Dover Court, Fairlands, Bognor Regis, PO22 9BX



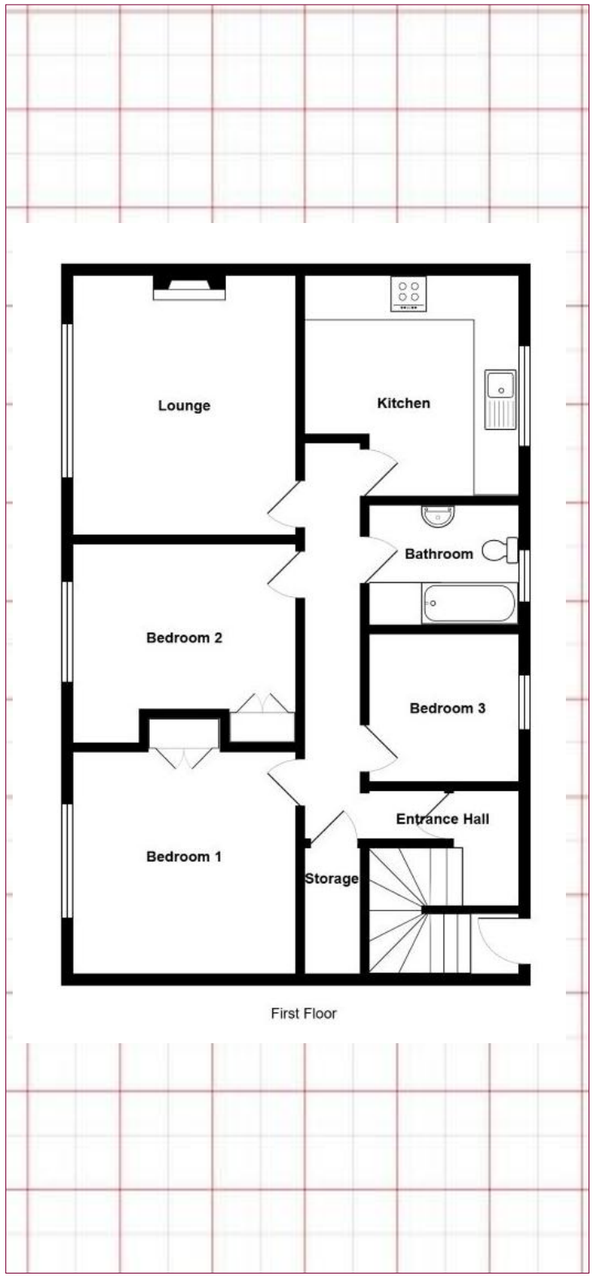






- **First floor flat**
- **3 Bedrooms**
- **Large lounge**
- **Garage**
- **No forward chain**





Accommodation

Lounge - 4.26m x 3.64m (13'11" x 11'11")

Bedroom 1 - 3.65m x 3.64m (11'11" x 11'11")

Bedroom 2 - 3.25m x 3.64m (10'7" x 11'11")

Bedroom 3 - 2.41m x 2.47m (7'10" x 8'1")

Kitchen - 3.63m x 3.49m (11'10" x 11'5")

Bathroom - 1.96m x 2.47m (6'5" x 8'1")

What the agent says... "" Material Information:

Offered for sale with no forward chain is this purpose built 3-bedroom, first floor flat.

The accommodation comprises large lounge, 2 double bedrooms, 1 single bedroom, a kitchen/breakfast room with modern units; included are integral fridge freezer, oven, hob and recycler, and white suite bathroom with shower over bath.

The property is double glazed and has gas central heating.

Outside, the building is accessed from the rear via a small garden area and there is a single garage adjacent to the property.

Lease Information
We have been advised that the current service charge is £1331 per annum, buildings insurance to be confirmed, and that the Freeholders of the property intend to issue a new lease of 125 years with peppercorn ground rent upon completion. 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.

Council Tax: Arun District Council Band B
Property Type: Purpose built flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 05/10/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	5 mbps	0.6 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 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 at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

