



Clarkes

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Offers Over

£150,000

Share of Freehold

Flat 3 Guildersfield, Bognor Regis, PO21 2JA

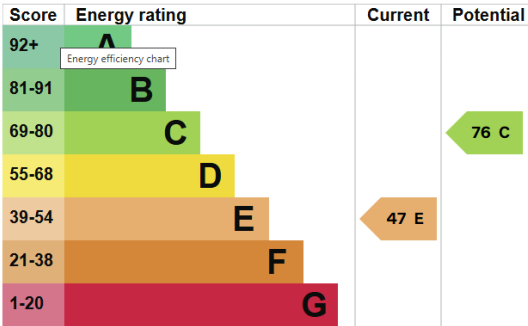


Book a Viewing

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.

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

01243 861344



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

This delightful home is brimming with natural light and period charm, featuring high ceilings, picture rails and a decorative feature fireplace that creates a warm and inviting living space. The property offers well-balanced accommodation, including a spacious living/dining room perfect for both relaxing and entertaining, kitchen complete with an integrated electric oven and hob, a double bedroom, and a versatile single bedroom ideal for guests, a home office, or nursery.

The apartment is thoughtfully arranged over split levels, adding to its unique appeal, and further benefits from a bathroom, a useful storage cupboard, and a secure entry phone system for peace of mind.

Perfectly positioned in a peaceful setting, the property is just a stone's throw from the stunning Aldwick beach and within easy reach of local amenities. The town centre and train station are also within comfortable walking distance, making this an ideal home for those seeking both convenience and coastal living.

Early viewing is highly recommended to fully appreciate the character, light, and superb location this wonderful apartment has to offer.

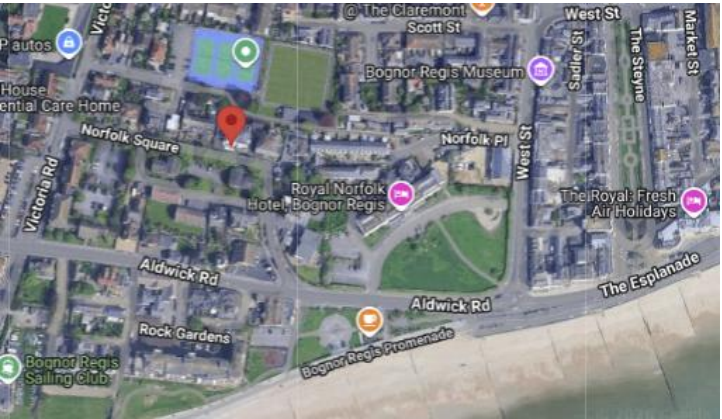
Council Tax: Arun District Council Band B
Property Type: Purpose built apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric storage heaters
Broadband: ADSL
Parking: On street
Restrictions: None

On 01/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	67 mbps	15 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	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.

- First floor apartment
- Share of Freehold
- 2 Bedrooms
- Electric storage heating
- Close to seafront



Accommodation

Living Room - 5.56m x 4.19m (18'2" x 13'8")

Kitchen - 2.85m x 1.45m (9'4" x 4'9")

Bathroom - 2.03m x 1.83m (6'7" x 6'0")

Bedroom 1 - 4.08m x 3.18m (13'4" x 10'5")

Bedroom 2 - 2.73m x 1.96m (8'11" x 6'5")

Lease Information

The seller informs us that the remaining term of the lease is 103 years and that Service Charges are paid as and when required. Historical values are:

2023 = £450.00
2024 = £597.69
2025 = £1107.68
2026 = £1063.68 as of 5th May 2026

These costs include buildings insurance, with an annual Ground Rent at zero. 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.

Each leaseholder is a shareholder of the Management Company, which in turn owns the Freehold. Each leaseholder has a right to stand as a Director of the Company.

