Clarkes

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Asking Price

£125,000

Leasehold

Flat 24 Trafalgar Court, Victoria Road, Bognor Regis. PO21 2LU





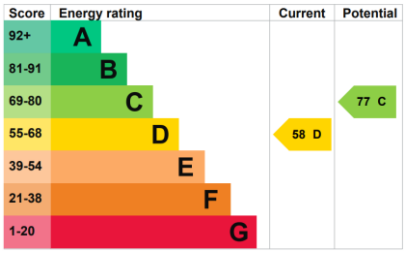
- Ground Floor apartment
- One double bedroom
- Allocated parking
- Secure entry system
- Close to seafront
- Ideal for first time buyers

http://www.clarkesestates.co.uk

TEL: 01243 861344







What the agent says ... " "

Situated just a stone's throw from the beautiful Aldwick seafront, this one-bedroom ground floor flat presents an excellent opportunity for first-time buyers, investors or those seeking a coastal retreat.

The accommodation comprises a well-proportioned double bedroom, a comfortable living room, separate kitchen and a bathroom. The property further benefits from a secure entry phone system, allocated parking and additional visitor parking.

While the flat would benefit from a little modernisation, it offers fantastic potential to create a lovely home tailored to your own tastes. Its highly convenient location places you within easy reach of the local parade of shops, and just a short walk from the town centre, where you'll find the train station, along with a range of shops, bars and restaurants.

Offered with great scope and set in a sought-after coastal position, this property is not to be missed.

Accommodation

Living Room - 3.56m x 4.39m (11'8" x 14'4")

Bedroom - 2.75m x 3.66m (9'0" x 12'0")

Kitchen - 2.35m x 2.33m (7'8" x 7'7")

Bathroom - 2.01m x 2.64m (6'7" x 8'7")

Lease Information

The seller informs us that there are 89 years left on the lease. The current maintenance charge is approx £1400 per annum plus seperate Buildings Insurance of £335 per annum. The current Ground Rent is £50 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.

Material Information

Council Tax: Arun District Council Band B
Property Type: Purpose built apartment
Property Construction: Standard
Electricity,Water and Sewerage: Mains
Heating: Electric
Broadband: ADSL
Parking: Allocated
Restrictions: None

Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 27/01/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	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

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

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.