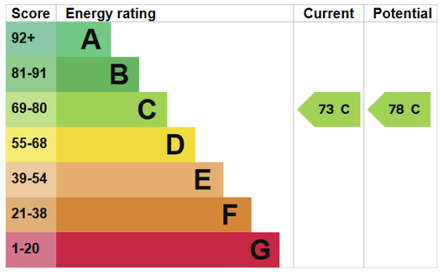

Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

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Clarkes

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Asking Price
£170,000
Leasehold

2 Kyoto Court, Bognor Regis, PO21 2UJ

http://www.clarkesestates.co.uk **01243 861344**

- **Ground Floor apartment**
- **2 Bedrooms**
- **Spacious Living/dining room**
- **Communal gardens**
- **Garage**

What the agent says… “,,

Offered in great condition, this well-presented apartment provides generously proportioned accommodation throughout and would make an excellent home for a range of buyers.

At the heart of the property is a large, light and versatile L-shaped living/dining room, offering plenty of space for both comfortable seating and a dining area. The room leads through to the fitted kitchen, equipped with an integrated electric oven and gas hob, together with a practical arrangement of storage and work surfaces.

There are two well-proportioned bedrooms, both benefiting from fitted storage, making excellent use of the available space. There is also a modern bathroom, whilst the hallway benefits from useful storage and a separate utility cupboard.

Outside, residents can enjoy well-maintained communal gardens with a clothes drying area, plus plenty of residents parking and its own garage.

The beach just a short walk away plus Aldwick’s shops, cafes and other local amenities.

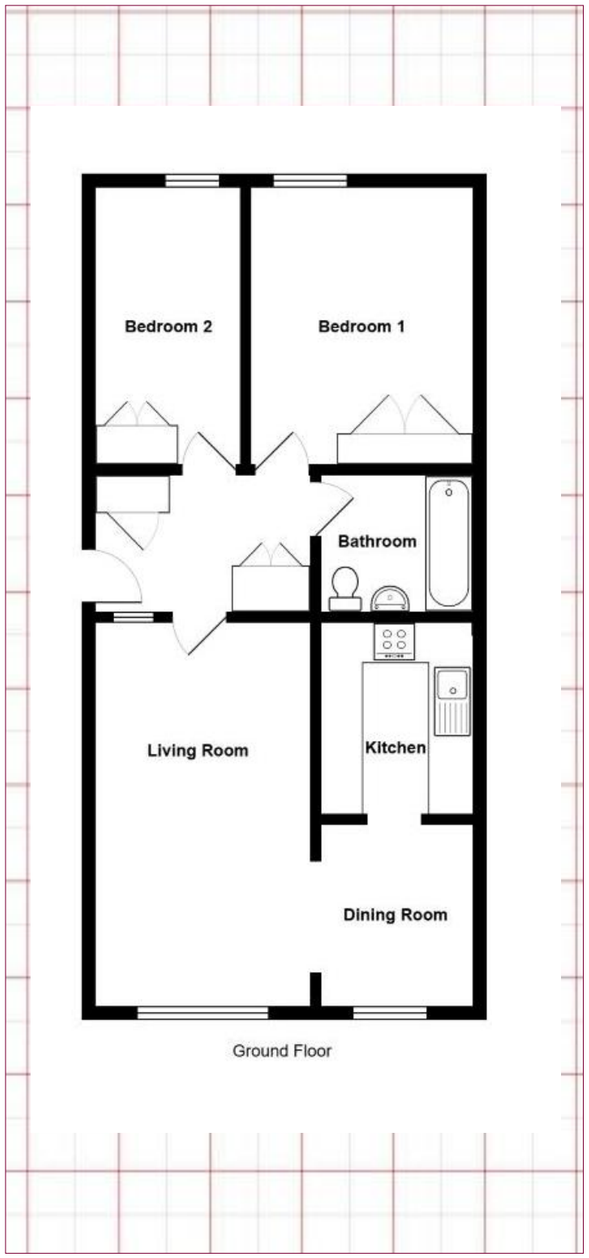
Material Information:

Council Tax: Arun District Council Band B
Property Type: Ground Floor apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Residents parking
Restrictions: None

On 02/09/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	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.



Accommodation

Living Room - 3.19m x 5.47m (10'5" x 17'11")

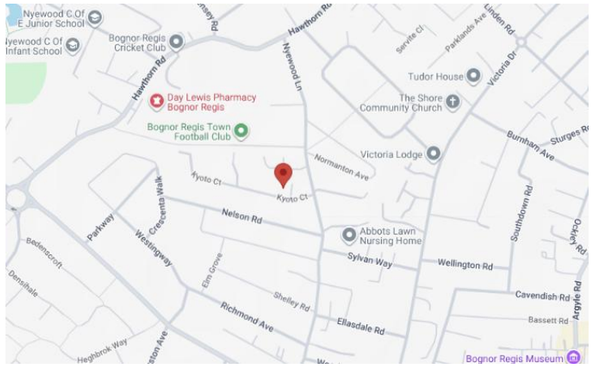
Dining Room - 2.05m x 2.66m (6'8" x 8'8")

Kitchen - 2.06m x 2.72m (6'9" x 8'11")

Bedroom 1 - 3.21m x 3.94m (10'6" x 11'8")

Bedroom 2 - 2.06m x 3.94m (6'9" x 12'11")

Bathroom - 1.94m x 2.16m (6'4" x 7'1")

Lease Information

The Seller informs us that there are 111 years remaining on the Lease, the maintenance charge is £2848p.a., including Buildings insurance and that the annual Ground Rent is £350. 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.