

**Campbell Road, Bognor Regis, PO21 1NW**



- **2 Double Bedroom**
- **Modern Kitchen**
- **New Carpets & Decor**
- **Gated Security**
- **Short Walk to the Promenade**
- **Close to Town Centre**

*Service you deserve. People you trust.*

**Tel: 01243 861344**

## Part A & B: Further Property Information

|                              |   |
|------------------------------|---|
| Council Tax / Domestic Rates | The property is Council Tax Band C<br>Please visit <a href="http://www.arun.gov.uk/council-tax-bands">www.arun.gov.uk/council-tax-bands</a> for the latest monetary calculations. |
| Rent                         | £995 pcm  |
| Deposit (s)                  | £1,148.07   |
| Property Type                | Bungalow  |
| Property Construction        | The property is of regular construction.  |
| Number & types of room       | 2 Bedrooms, 1 Bathrooms, 0 En-Suites, 1 Toilets, 1 Receptions, 1 Kitchens   |
| Electricity Supply           | The property is connected to a Mains Electricity Supply.  |
| Water Supply                 | The property is connected to a Mains Water Supply   |
| Sewerage                     | The property is connected to Mains Drainage   |
| Heating                      | Electric Heating  |
| Broadband                    | The availability of broadband services can be identified using this link:<br><a href="#">Broadband and mobile coverage checker - Ofcom</a>  |
| Mobile Signal/Coverage       | The availability of mobile telephone services can be identified using this link:<br><a href="#">Broadband and mobile coverage checker - Ofcom</a>                                 |
| Parking                      | Limited (shared) parking to the front / On street parking   |

## Part C: Further Information that may affect some but not all properties.

|                           |  |
|---------------------------|--|
| Building Safety           | We are not aware of any adverse Building Safety information.   |
| Restrictions              | The property is subject to a Headlease agreement.<br>No Smokers, No Students   |
| Rights & Easements        | We are not aware of any adverse rights or easements that that will affect the property.  |
| Flood Risk                | We are not aware of the existence of an elevated flood risk that will affect the property.   |
| Coastal erosion risk      | We are not aware of the existence of an erosion risk that will affect the property.<br><a href="#">Check coastal erosion management in your area - GOV.UK (www.gov.uk)</a> |
| Planning permission       | We are not aware of any adverse planning consents that will affect the property.   |
| Accessibility/adaptations | Ramped access  |
| Coalfield or mining area  | We are not aware of the existence of mining in the area that will affect the property.   |

Email: [Lettings@clarkesestates.co.uk](mailto:Lettings@clarkesestates.co.uk)  
Clarkes Estates, 27 Sudley Road, Bognor Regis, PO21 1EW  
[www.clarkesestates.co.uk](http://www.clarkesestates.co.uk)



### 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.