

Clarkes

Estate Agents & Lettings Agents

Asking Price

£100,000

Leasehold

Flat 7 Sovereign Court, Campbell Road, Bognor Regis, PO21 1AH



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales



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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.

Service you deserve. People you trust.

01243 861344



- **Ground Floor Retirement Apartment**
- **Spacious Living Room**
- **One Double Bedroom**
- **Off Road Parking**
- **Close to Town & Seafront**



Accommodation

Living Room 5.07m x 3.13m (16'7" x 10'3")

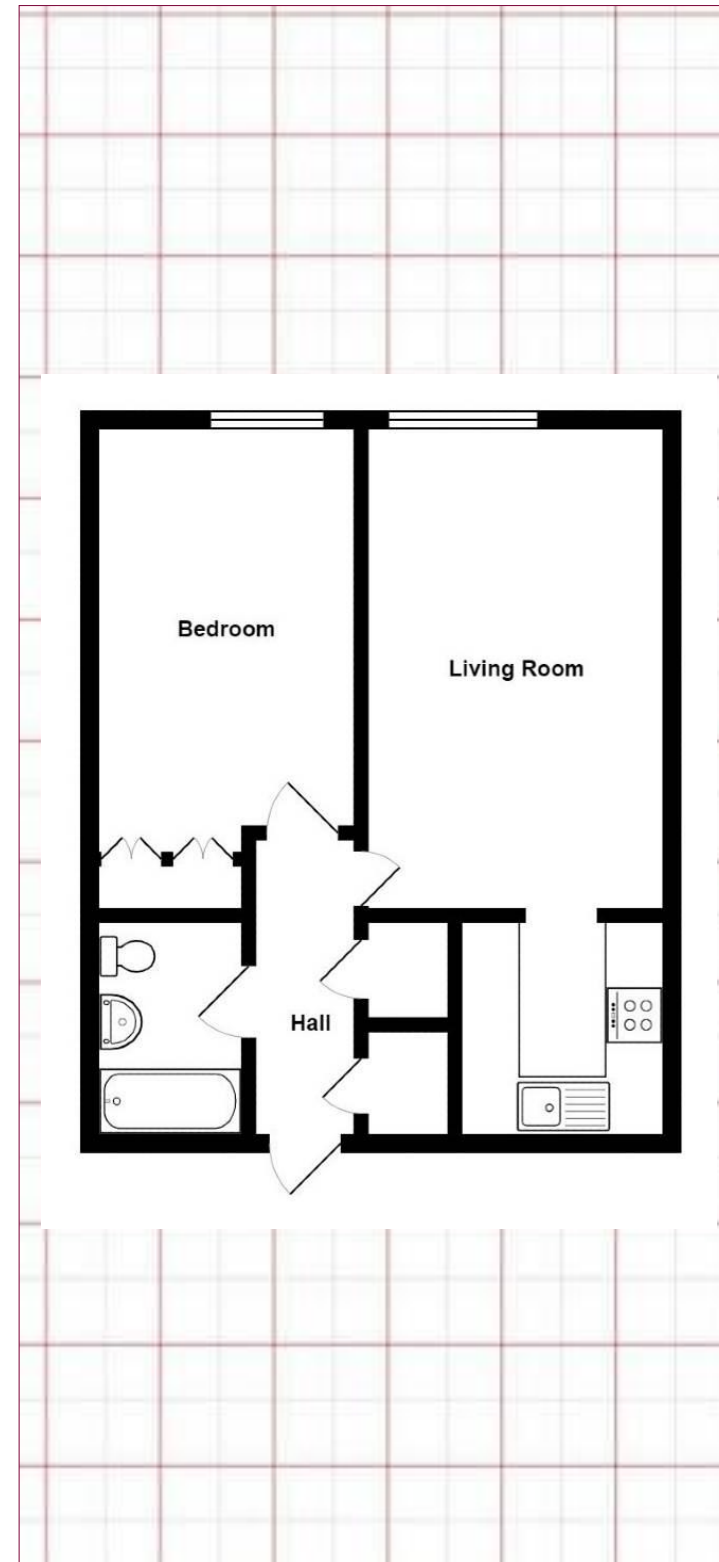
Kitchen 2.21m x 2.11m (7'3" x 6'11")

Bedroom 4.25m x 2.72m (13'11" x 8'11")

Bathroom 2.27m x 1.52m (7'5" x 4'11")

Lease Information:

The vendor informs us that there are 93 years (TBC) remaining on the lease, the ground rent is £346 pa and the current maintenance charge is £3139.58 pa (reviewed every September). 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.



What the agent says... “,”

Located just a short walk to the seafront and approximately 250m to Bognor Regis town centre which provides comprehensive shopping facilities including a Morrisons, mainline railway station and bus routes, is this one-bedroom ground floor apartment. Sovereign Court is a popular and well-kept development with an age restriction of a minimum of 66 years.



The accommodation comprises; entrance hall, two generous storage cupboards, bathroom and double bedroom with built in wardrobes. The main living area is spacious and modern which leads into the fitted kitchen.



The residents of this retirement development benefit from a range of communal facilities including; lifts to all floors, residents lounge, laundry room with washing and drying machines, guest suite, car parking and well maintained communal gardens. The apartment also benefits from an emergency pull cord system and there is an on-site house manager available Monday to Friday.

Viewings are highly recommend viewings to appreciate the location and all that the development has to offer.

