

Clarkes

Service you deserve. People you trust.

Offers over

£130,000

Leasehold

Flat 3, Norfolk Court, Norfolk Square, Bognor Regis, PO21 2JA



- **Ground Floor Apartment**
- **Sitting Room with Bay Window**
- **Period Features**
- **Long Lease**
- **Excellent Condition**
- **Views towards the Sea**

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

Accommodation

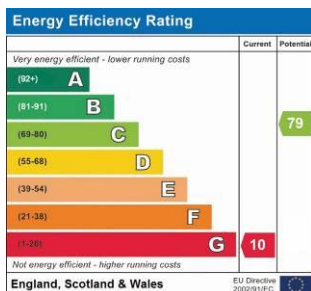
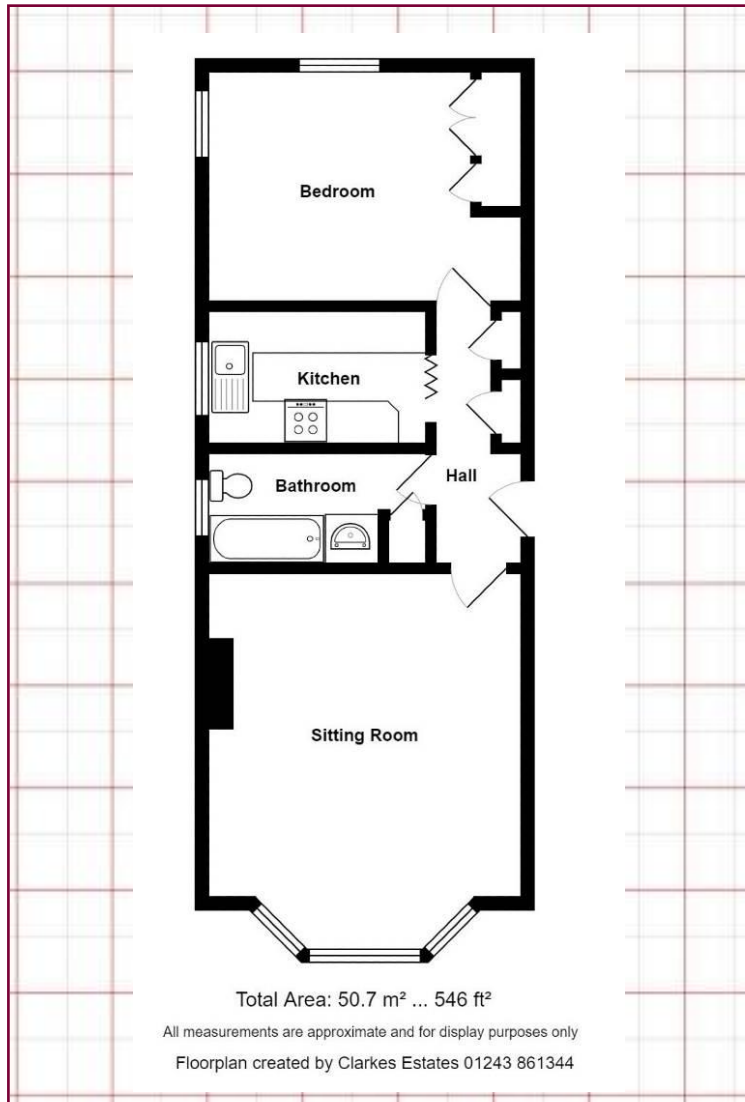
Sitting Room - 5.18m x 4.32m (16'11" x 14'2")

Bathroom - 3m x 1.49m (9'10" x 4'10")

Kitchen - 2.97m x 1.8m (9'8" x 5'10")

Bedroom - 4.19m x 3.15m (13'8" x 10'4")

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.



What the agent says... " "

Just a short walk from the beach, this apartment forms part of a delightful building with impressive kerb appeal and enjoys a lovely location in a tree lined square. Situated close to shops in Aldwick Road, there are also local buses which pass at the foot of the road connecting to Bognor Town Centre and many towns and cities along the south coast.

The apartment boasts very high ceilings giving it a feel of space, has double glazing and offered to the market in excellent condition. The accommodation comprises communal entrance hall, private front door, spacious living room, kitchen, bedroom, bathroom and well-maintained communal gardens.

Lease Information: The seller informs us that there are 137 years remaining on the lease, the ground rent is £35 pa and the current maintenance charge is £2076 pa (£1038 paid twice yearly) including buildings insurance. 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 A
Property Type: Conversion
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: None

On 12/12/2024 information from the Ofcom Website shows:

| Broadband | | Availability | Max Down | Max Up |
|-----------|---------|--------------|----------|---------|
| Standard | | ✓ | 15 mbps | 1 mbps |
| Superfast | | ✓ | 74 mbps | 20 mbps |
| Ultrafast | | X | | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Limited | Limited | Likely | Likely |
| Three | Likely | Likely | Likely | Likely |
| O2 | Likely | Likely | Likely | Likely |
| Vodafone | Likely | Likely | Likely | Likely |

Email: Sales@ClarksEstates.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 Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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.