

Flat 7 Bath House, 9 The Steyne, Bognor Regis, PO21 1TX



- Convenient location
- Close to local amenities
- Double glazed
- First floor apartment
- Integrated oven and hob



What the agent says... “ ”

This charming, one bedroom, first floor apartment is tucked away in the conveniently located and beautifully landscaped Steyne gardens.

The accommodation comprises a shared entrance hall, kitchen with integrated electric oven and hob and space for fridge freezer and washing machine, a lounge, bedroom and bathroom. The property is double glazed.

Viewings of the apartment are highly recommended to appreciate all it has to offer. It would suit first time buyers and investors alike, or perhaps anyone looking to downsize. It has the benefit of being positioned within walking distance of the town centre with the train station, plus its many bars, restaurants, cafes and other local amenities and is just a stone's throw from the Bognor Regis seafront.

Accommodation

Living Room - 3.87m x 3.39m (12'8" x 11'1")

Kitchen - 1.71m x 2.76m (5'7" x 9'0")

Bedroom - 2.07m x 3.2m (6'9" x 10'5")

Bathroom - 2.37m x 1.82m (7'9" x 5'11")

Lease Information: The seller informs us that there are 118 years left on the lease (125 years from 2018), the current Ground Rent is £150pa and maintenance is charged twice yearly at £416.72 per half year period (variable). We have been informed that Buildings Insurance is paid separately with the most recent premium being £350pa.

Material Information

Council Tax: Arun DC Band A
Property Type: First Floor Apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: ADSL
Parking: On street (Permit parking)

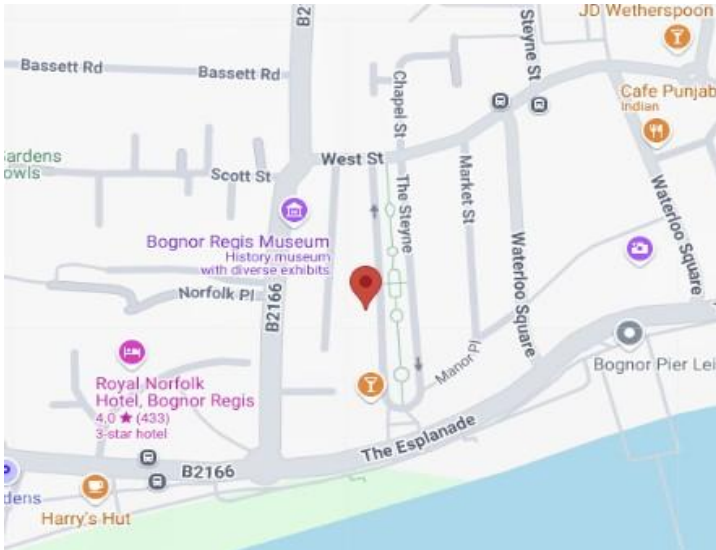
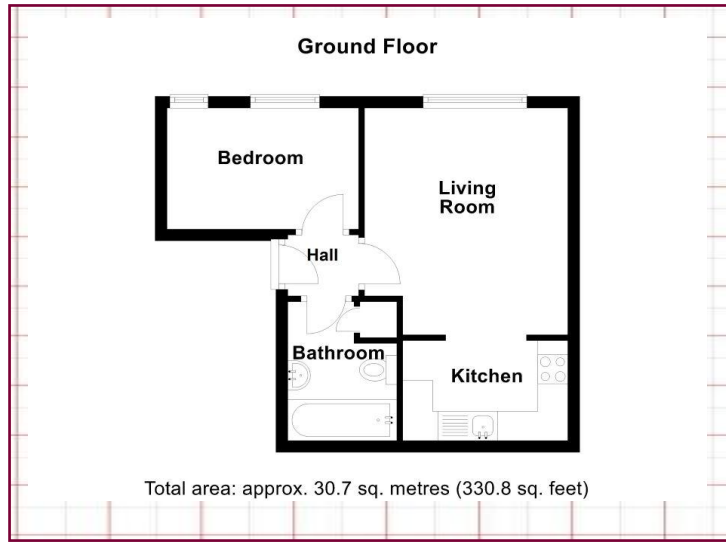
On 21/05/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	70 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	
O2	Likely	Likely	Likely	
Vodafone	Likely	Likely	Likely	

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

Sales@ClarksEstates.co.uk 01243 861344

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE
<http://www.clarksestates.co.uk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.