



Book a Viewing

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 27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	52 E	
21-38	F		
1-20	G		



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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.

Clarkes

Estate Agents & Lettings Agents

Asking Price
 £160,000
 Leasehold

Flat 4, 33-35 Bassett Road, Bognor Regis, PO21 2JH



Service you deserve. People you trust.

01243 861344



What the agent says... “,, Material Information:

Offered for sale with no forward chain is this spacious first floor, one-bedroom apartment, conveniently located in a central location of Bognor Regis.

The accommodation benefits from an entry phone system and comprises large entrance hall with access to the living room with bay window, double bedroom, bathroom and kitchen with fridge freezer and washing machine – both included in the sale.

Furthermore, the property offers allocated parking to the rear, as well as a communal outside space to enjoy those summer months.

In our opinion, the property would suit first time buyers and investors alike. The apartment is within walking distance to the seafront, Steyne Gardens and town centre with its many shops, bars, restaurants and train station.

Viewings are highly advised to appreciate all that this property has to offer.

Council Tax: Arun DC Band A
Property Type: Conversion
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: ADSL
Parking: Allocated
Restrictions: None

On 19/06/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
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

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

- Spacious apartment
- Central location
- Alocated parking
- Communal gardens
- No forward chain

Accommodation

- Hallway** - 3.83m x 2.03m (12'6" x 6'7")
narrowing to 1.22 m
- Lounge** – 3.8m x 3.55m (12'6" x 11'7")
- Bedroom** - 3.48m x 3.34m (11'5" x 10'11")
- Kitchen** - 2.77m x 1.82m (9'1" x 5'11")
- Bathroom** - 3.58m x 1.65m (11'8" x 5'4")
narrowing to 0.97 m

Lease Information

The seller informs us that there are 946 years remaining on the lease and the current service charge is £50 monthly including Buildings Insurance and there is no charge for Ground Rent. 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.

