



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**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	72   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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# Clarkes

Estate Agents & Lettings Agents

**Asking price**  
**£200,000**  
**Leasehold**

**7 Grosvenor Court, Norfolk Square, Bognor Regis, PO21 2JD**



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**01243 861344**





## What the agent says... “,,

With direct sea views across the beach and the Royal Norfolk Hotel green, this 4th floor 2-bedroom flat comes with its own covered parking space.

The accommodation comprises hall, lounge/dining room with terrace, main bedroom, second double bedroom, kitchen, separate WC and bathroom. The views from the lounge and terrace face eastwards and benefit from morning and evening shade.

The property has been let and would benefit from a fresh coat of paint and replacement carpets. In our opinion, the kitchen and bathroom are approaching the end of their life cycle. Nevertheless, this apartment is located in a premier position with outstanding views and represents a rare find. We expect demand to be high.

Buy-to-let investors: We have been advised that if the property was let in good condition, then we would expect the rent to be around £1200 PCM in the current market.

## Material Information:

Council Tax: Arun District Council Band C  
Property Type: Purpose built flat  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Electric Hot Air Heating (new)  
Broadband: Yes  
Parking: Allocated covered space  
Restrictions: None

On 22/07/2025: information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

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.

- 4<sup>th</sup> Floor apartment
- Outstanding sea views
- Lounge/diner with terrace
- Two double bedrooms
- Covered allocated parking
- Communal gardens



## Accommodation

**Hall** - 2.68m x 3.44m (8'9" x 11'3")  
**Lounge Diner** - 5.47m x 3.62m (17'11" x 11'10")  
**Terrace** - 1.16m x 8m (3'9" x 26'2")  
**Kitchen** - 3.37m x 2.1m (11'0" x 6'10")  
**Bedroom 1** - 3.49m x 3.39m (11'5" x 11'1")  
**Bedroom 2** - 3.57m x 2.93m (11'8" x 9'7")  
**WC** - 2m x 0.9m (6'6" x 2'11")  
**Bathroom** - 1.55m x 2m (5'1" x 6'6")

### Lease Information

The seller informs us that there are 979 years left on the lease (1000 years from 2004), the current maintenance is charged twice yearly at £1,250 per half year period (variable). This includes 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.

