



**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		73 C
55-68	D	66 D	
39-54	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

**Offers over**  
**£240,000**  
**Leasehold**

**Flat 4 Surrey Lodge, Albert Road, PO21 1NH**



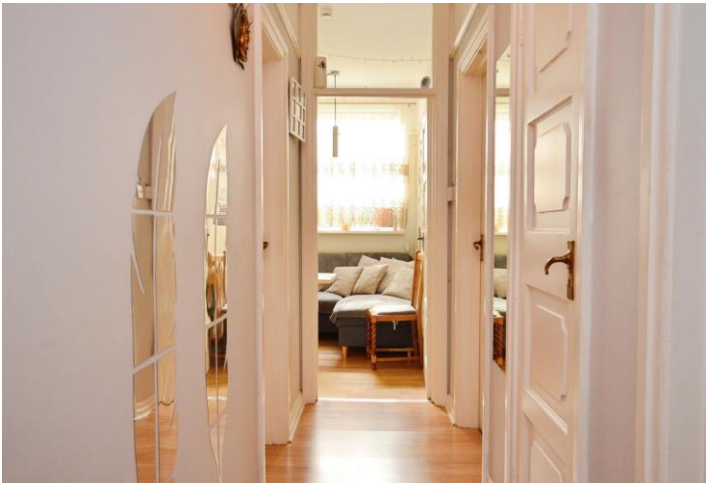
*Service you deserve. People you trust.*

**01243 861344**





- Ground floor apartment
- Modern shower room
- Private garden
- Allocated parking
- Close to seafront



## Accommodation

**Hallway** - 3.79m (narrowing to 0.97) x 4.7m (12'5" x 15'5")

**Living Room** - 5.72m x 4.05m (18'9" x 13'3")

with double doors to rear garden

**Dining Room** - 3.42m x 2.91m (11'2" x 9'6")

**Bedroom 1** - 5.96m x 3.69m (19'6" x 12'1")

**Bedroom 2** - 3.79m x 2.79m (12'5" x 9'1")

**Kitchen** - 2.74m x 3.49m (8'11" x 11'5")

**Bathroom** - 2.68m x 1.46m (8'9" x 4'9")

### Lease Information

Lease Information: The seller informs us that there are 79 years remaining on the lease which he intends to renew on completion, the ground rent is £100.00 per annum and the current maintenance charge is £400.00 which 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.

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

Just a stone's throw from the beach is this surprisingly spacious 2–3-bedroom apartment, with its own private entrance.

The accommodation is well-presented throughout and offers flexible living – perfect as a permanent residence, holiday home, or investment. The versatile property offers the perfect blend of comfort, convenience, and lifestyle with a layout that makes great sense. It features 2 generously sized bedrooms with the option for a 3rd bedroom, dining room or home office. There is also a kitchen with integrated dishwasher, a modern bathroom, plus an additional area with pantry and ample storage.

Outside, you can enjoy your own private, tranquil garden – perfect for relaxing, entertaining, or summer BBQs. There is allocated parking to the front of the property - a rare find this close to the coast. Whether you're waking up to sea air or winding down in your own garden sanctuary, this home ticks all the boxes for seaside living with all the modern comforts.

Council Tax: Arun District Council Band C  
Property Type: Purpose built  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central heating  
Broadband: ADSL  
Parking: Allocated parking  
Restrictions: None

On xx/xx/xxxx information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	19 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Limited	Limited	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.

