



Clarkes

Service you deserve. People you trust.

Asking Price
£140,000
Freehold

Ground Floor Flat, 126 London Road, Bognor Regis



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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.



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

01243 861344



- One double bedroom
- Feature fireplace
- Kitchen with utility area
- Private courtyard garden
- Ideal for First time buyers



Accommodation

Living Room - 4.34m x 4.1m (14'2" x 13'5")

Bedroom - 3.82m x 2.94m (12'6" x 9'7")

Kitchen - 2.77m x 2.86m (9'1" x 9'4")

Utility Area - 1.82m x 1.62m (5'11" x 5'3")

Shower Room - 2.61m x 1.16m (8'6" x 3'9")

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

FREEHOLD and NO FORWARD CHAIN.

This well-presented one double bedroom flat offers comfortable living in a highly convenient location, just a short stroll from the town centre, train station, local bars, cafes, and the beautiful open spaces of Hotham Park.

The accommodation features a bright living room with feature fireplace, a separate kitchen and useful utility area. The property also benefits from a shower room and a generously sized double bedroom.

A standout feature is the private courtyard garden – perfect for relaxing or entertaining in the warmer months.

This lovely home is offered with the freehold for the building, and a new lease can be provided upon completion to regularise the legal position. Furthermore, as this property owns the freehold of the leasehold first floor flat there is a potential windfall in the future as and when the owner of that property decides to renew their lease.

Council Tax: Arun District Council Band B
Property Type: Converted Flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: On road Permit parking
Restrictions: None

On 07/08/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	70 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	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.

