





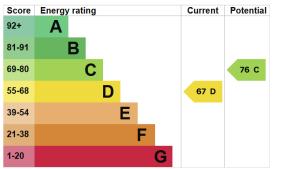






**Book a Viewing** 

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk



















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.



**Asking Price** £160,000 **Freehold** 

## Ground Floor Flat, 126 London Road, Bognor Regis







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## 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

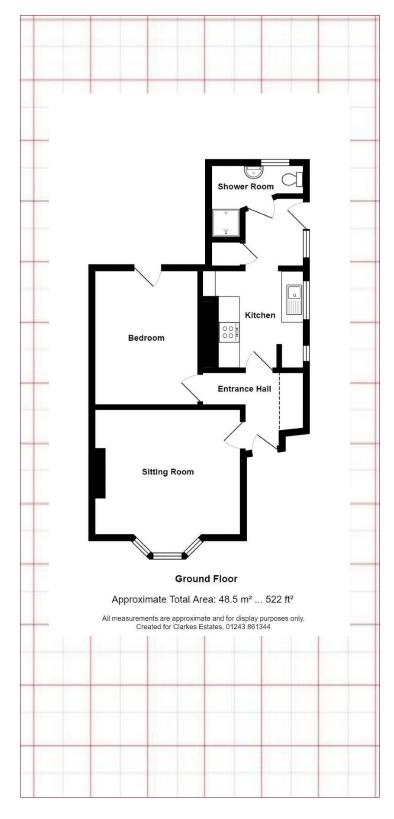
Restrictions: None

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.

- 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")



