

103 Highfield Road, Bognor Regis, PO22 8PD



- First Floor 1 Bed apartment
- Share of Freehold
- Private front entrance
- Living room with bay window
- Ideal for first time buyers and investors



## What the agent says ...

SHARE OF FREEHOLD! A fantastic opportunity has arisen to purchase this 1-bedroom first floor apartment, ideally suited to first-time buyers, investors, or those looking to put their own stamp on a property.

Boasting a private front entrance and some outside space to the front, the home offers a unique layout over split-level accommodation. Inside, stairs lead up to the main living space which comprises a bright and airy living room with bay window, allowing plenty of natural light, a well-proportioned double bedroom, separate kitchen, bathroom and an additional WC.

The property comes with a 50% share of the freehold, providing greater long-term security and control over the building.

While the apartment is in need of some attention, it offers plenty of potential to modernise and create a stylish and comfortable home. Enquire today to arrange your viewing and explore the possibilities this unique home has to offer.

## Accommodation

**Lounge** - 4.79m x 3.89m(into bay ) (15'8" x 12'9")

**Bedroom** - 3m x 3m (9'10" x 9'10")

**Kitchen** - 2.72m x 2.32m (8'11" x 7'7")

**Bathroom** - 2.3m x 1.34m (7'6" x 4'4")

**WC** - 0.97m x 0.79m (3'2" x 2'7")

Lease Information:

50% Share of Freehold, lease info TBC.

## Material Information

Council Tax: Arun District Council Band A

Property Type: Conversion

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL

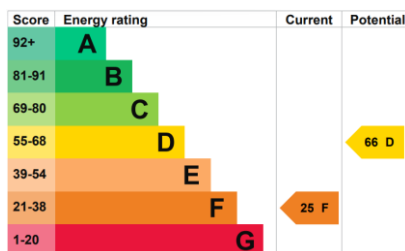
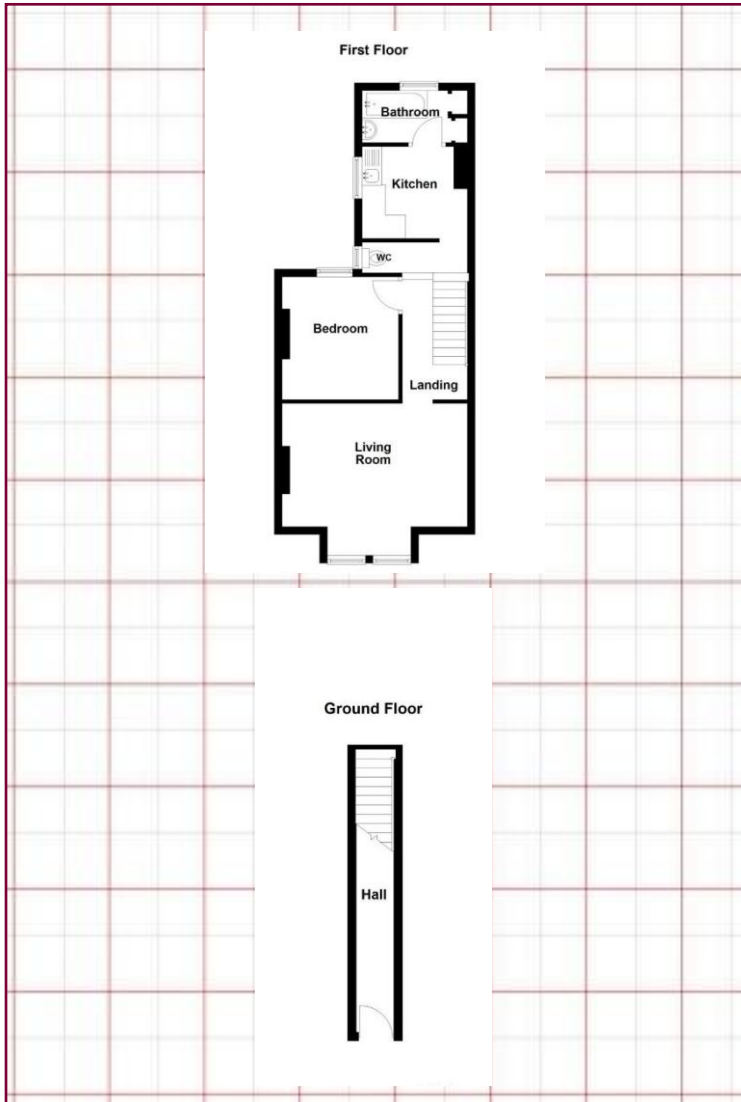
Parking: On street

Restrictions: None

On 19/08/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	10mbps	0.9mbps	
Superfast	✓	80mbps	20mbps	
Ultrafast	✓	1800mbps	220mbps	
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



### 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.

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