





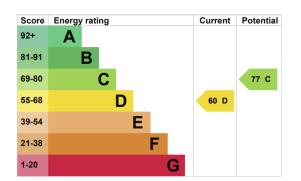






### **Book a Viewing**

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

















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**Asking Price** £165,000 Leasehold

# 3 Cranford Gardens, Bognor Regis, PO21 2EL

Clarkes

Estate Agents & Lettings Agents







01243 861344



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

Perfectly suited to first-time buyers or investors, this deceptively spacious and light two-bedroom first floor apartment offers stylish and comfortable living in a prime coastal location.

Set within a well-maintained development, the property features a welcoming living room filled with natural light, fitted kitchen, a contemporary bathroom, and a separate WC for added convenience. Both bedrooms are well-proportioned, offering flexibility for working from home, guests, or extra storage.

The property further benefits from residents parking and communal gardens.

Offering a fantastic balance of space, location, and modern living, this apartment is an excellent opportunity for anyone looking to step onto the property ladder or expand their investment portfolio. Early viewing is strongly recommended to appreciate what's on offer.

Council Tax: Arun District Council Band B

Property Type: Purpose Built Property Construction: Standard

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains Heating: Electric Broadband: ADSL

Parkina: Residents parkina

Restrictions: None

On 12/08/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	67 mbps	16 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	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.

## • 2 bed first floor apartment

- Communal garden
- Residents parking
- Coastal location
- Ideal for first time buyers

### **Lease Information**

Lease Information: The seller informs us that the remaining term of the lease is 136 years and that the current maintenance charge is £1924.14 (including buildings insurance) with an annual Ground Rent of £50. 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.

## Accommodation **Living Room** - 5.08m x 3.42m (16'8" x 11'2") First Floor **Kitchen** - 2.98m x 2.81m (9'9" x 9'2")

**Bathroom** - 1.49m x 1.72m (4'10" x 5'7") **Bedroom 1** - 4.1m x 3.42m (13'5" x 11'2")

**Bedroom 2** - 2.23m x 2.81m (7'3" x 9'2")

