



Clarkes

Estate Agents & Lettings Agents

Asking Price
£165,000
Leasehold

3 Cranford Gardens, Bognor Regis, PO21 2EL



Book a Viewing

01243 861344
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<http://www.clarkesestates.co.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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.

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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
Parking: Residents parking
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")

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")

