

Asking Price
£175,000
Leasehold

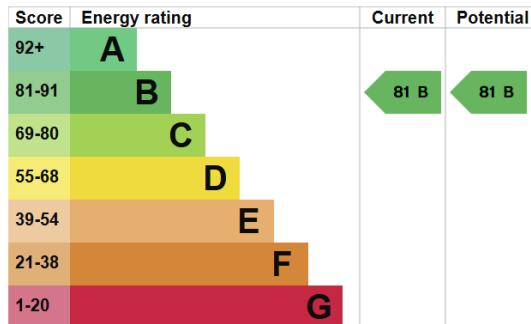
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Book a Viewing

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What the agent says... Material Information:

An excellent opportunity to purchase this well-presented and generously proportioned upper floor two-bedroom apartment, situated within a well-maintained development and offering superb value for money.

The accommodation comprises two double bedrooms, with the primary bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. The apartment also features a large lounge providing ample space for both living and dining, and a well-appointed kitchen.

The property is presented in great order throughout and further benefits from a secure entry phone system, allocated parking, and additional visitor parking to the rear of the development.

Ideally located, the apartment is within easy walking distance of Bognor Regis town centre, offering a wide range of shops, pubs, bars, and restaurants, as well as excellent transport links and coastal amenities.

This spacious and conveniently located apartment would make an ideal first-time purchase, investment, or downsizing opportunity, and early viewing is highly recommended.

Council Tax: Arun District Council Band B
 Property Type: Purpose Built apartment

Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Allocated
 Restrictions: None

On 27/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down		Max Up	
		Standard	Superfast	Ultrafast	1800 mbps
Mobile		Indoor		Outdoor	
EE	Good	Good	Good	Good	Good
Three	Good	Good	Good	Good	Good
O2	Good	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Liveden. Please see the property on the Clarkes Website for further details.

- **Upper floor apartment**
- **2 Double bedrooms**
- **Allocated parking**
- **Ensuite shower room**
- **Close to Town centre**



Accommodation

Lounge - 4.41m x 3.45m (14'5" x 11'3")

Bedroom 1 - 4.62m x 3.01m (15'1" x 9'10")

Ensuite - 1.95m x 1.5m (6'4" x 4'11")

Bedroom 2 - 3.23m x 2.5m (10'7" x 8'2")

Kitchen - 3.44m x 1.99m (11'3" x 6'6")

Bathroom - 1.99m x 1.7m (6'6" x 5'6")

Lease Information

The seller informs us that there are 103 years left on the lease. The current maintenance charge is £2350 per annum to include Buildings Insurance. The current Ground Rent is £25 per annum. 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.

