



Clarkes

Service you deserve. People you trust.

Asking Price
£167,950
Leasehold

Flat 7 Deane Court, Linden Road, Bognor Regis PO21 2BX



Book a Viewing
Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	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.

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

01243 861344



- Upper Floor apartment
- 2 Double bedrooms
- Allocated parking
- Communal garden
- No forward chain



Accommodation

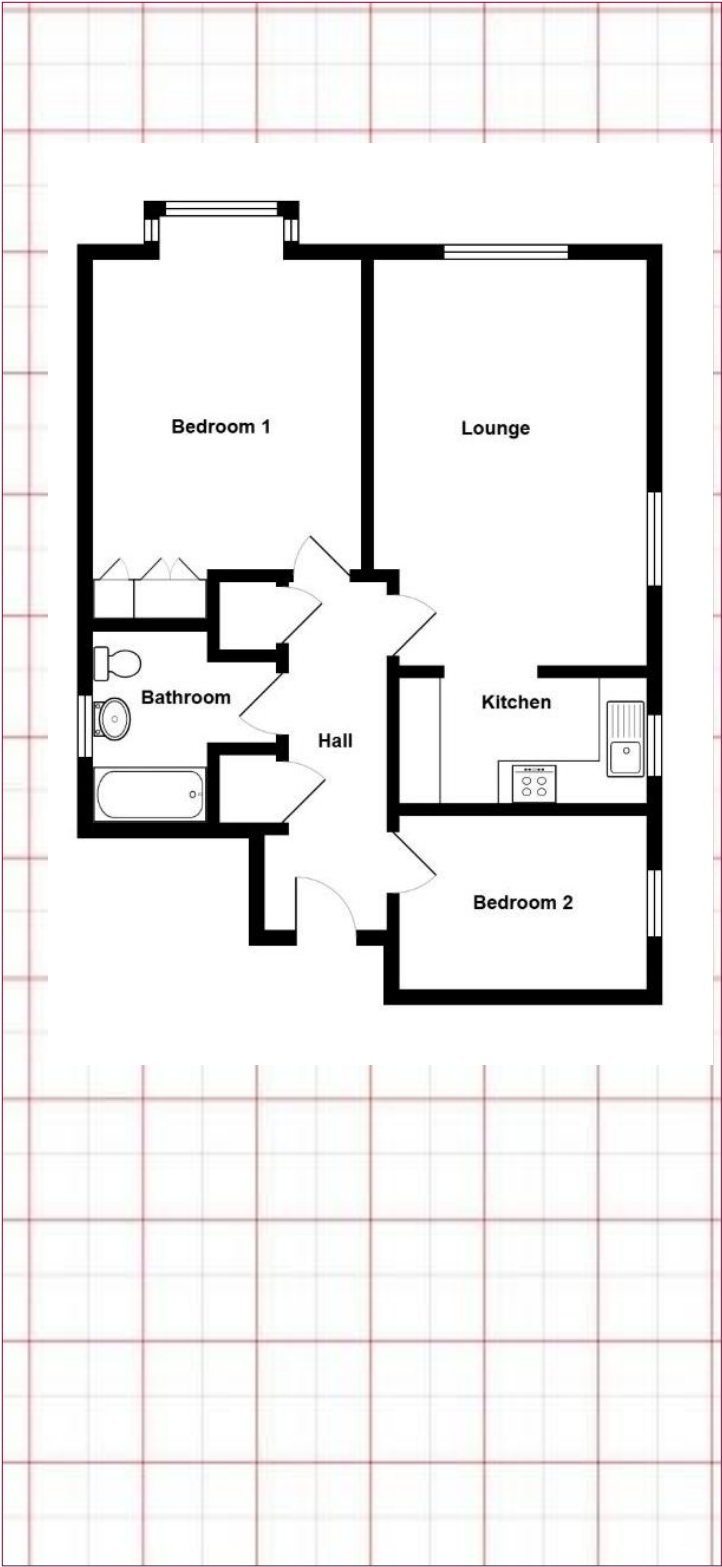
Lounge - 3.41m x 5.05m (11'2" x 16'6")

Bedroom 1 - 3.06m x 3.87m (10'0" x 12'8")

Bedroom 2 - 2.15m x 3.03m (7'0" x 9'11")

Kitchen - 1.66m x 3.07m (5'5" x 10'0")

Bathroom - 2.15m x 2.06m (7'0" x 6'9")



What the agent says... “,, Material Information:

Offered to the market with no forward chain, this charming and light-filled two-bedroom upper floor apartment has been freshly decorated throughout and benefits from a long lease, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation is spacious and well-planned, featuring a large double aspect living/dining room that enjoys an abundance of natural light. The kitchen is well equipped with an integrated electric oven, gas hob and combination boiler. There are two double bedrooms and bathroom, all presented in good decorative order.

Further benefits include an entry phone system, excellent storage throughout, and a large, boarded loft space, providing valuable additional storage rarely found in apartments.

Externally, the property enjoys allocated parking and access to communal gardens to the rear, offering a pleasant outdoor space for residents.

A well-presented, spacious apartment in a convenient setting, ready to move straight into and offered chain free.

Council Tax: Arun District Council Band A
Property Type: Purpose Built flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Allocated
Restrictions: None

On 06/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 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	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

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

Lease Information

The Seller informs us that there are 207 years remaining on the Lease, the maintenance charge is £1150p.a., with Insurance of £123p.a. paid separately and that the annual Ground Rent is zero. 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.

