

Asking Price  
£167,950  
Leasehold

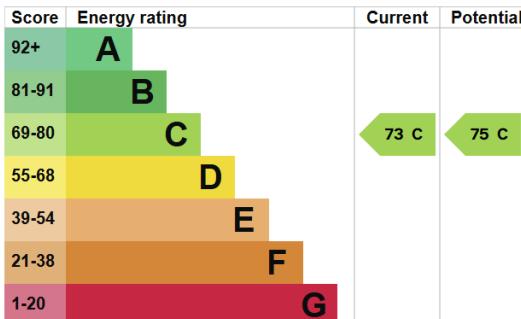
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01243 861344



## 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:

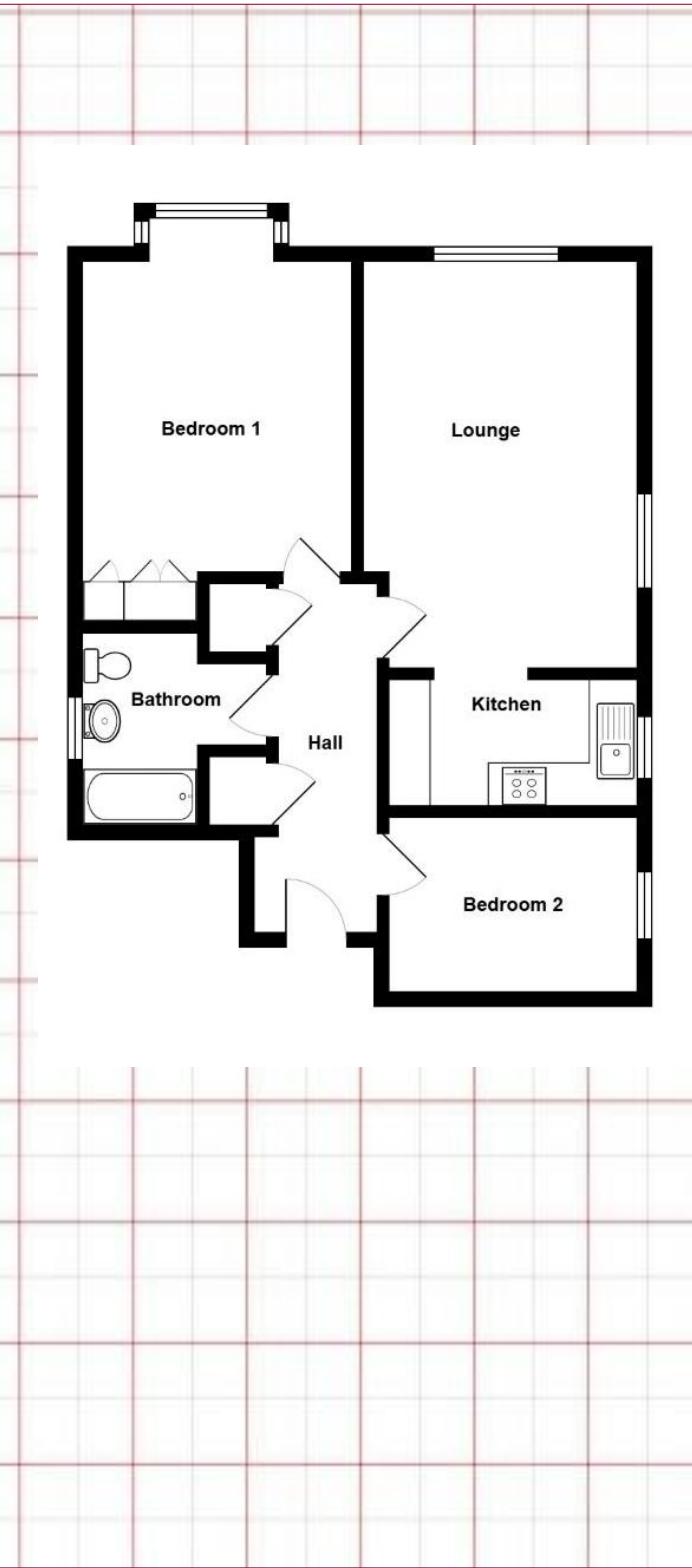
Broadband	Availability	Max Down		Max Up						
		Standard	Superfast	Ultrafast	16 mbps	80 mbps	1800 mbps	1 mbps	20 mbps	1000 mbps
Mobile		Indoor		Outdoor						
EE	Variable	Variable	Good	Good	Voice	Data	Voice	Data	Voice	Data
Three	Good	Good	Good	Good	EE	Variable	Three	Good	O2	Good
O2	Good	Good	Good	Good	Three	Good	O2	Good	Vodafone	Good
Vodafone	Good	Good	Good	Good	O2	Good	Vodafone	Good	Vodafone	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.

- **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")

## 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.

