

Asking Price  
£175,000  
Leasehold

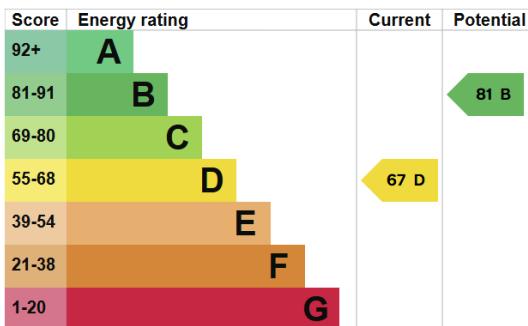
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28 Hastings Close, Bognor Regis. PO21 5PW



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

This two-bedroom maisonette provides split-level accommodation that has been the subject of refurbishment and redecoration and is beautifully presented. A white modern kitchen benefits from an integral fridge, a separate integral freezer, a selection of pan draws and cupboards and a modern freestanding cooker will be remaining.

The lounge diner is an unusually bright room with full length and fullwidth windows with views across the Nyewood school-field. The property is fitted with ample storage cupboards, and upstairs is the main bedroom with a newly fitted modern wardrobe, a further large double bedroom, and a replacement bathroom.

The new bathroom joins a separate WC and bathroom into one cohesive room with a stylish white suite, tiling, and shower over the bath. Outside, parking is available on a first-come first-served basis in a collection of laybys and perpendicular spaces.

In our opinion this is one of the best presented examples of budget accommodation that we have seen, and viewings are strongly recommended.

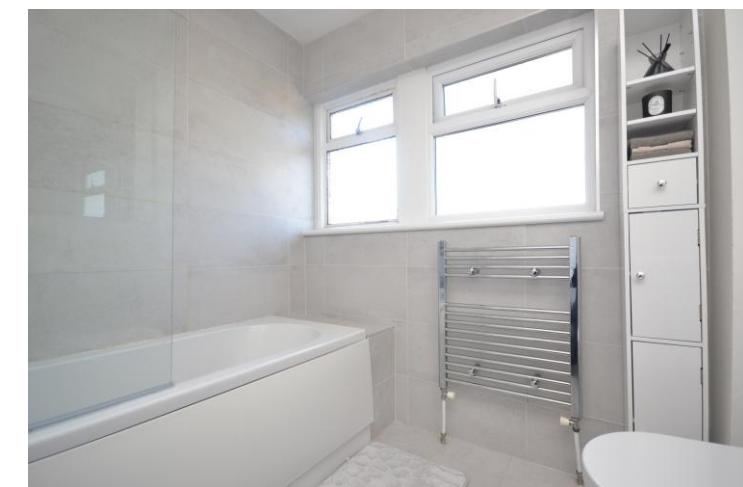
Council Tax: Arun District Council Band B  
 Property Type: Purpose built Maisonette  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Communal  
 Restrictions: None

On 16/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	5 mbps	0.7 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile		Indoor	Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	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.

- **Split level maisonette**
- **2 Double bedrooms**
- **Large lounge/diner**
- **Modern kitchen**
- **View across field**



## Accommodation

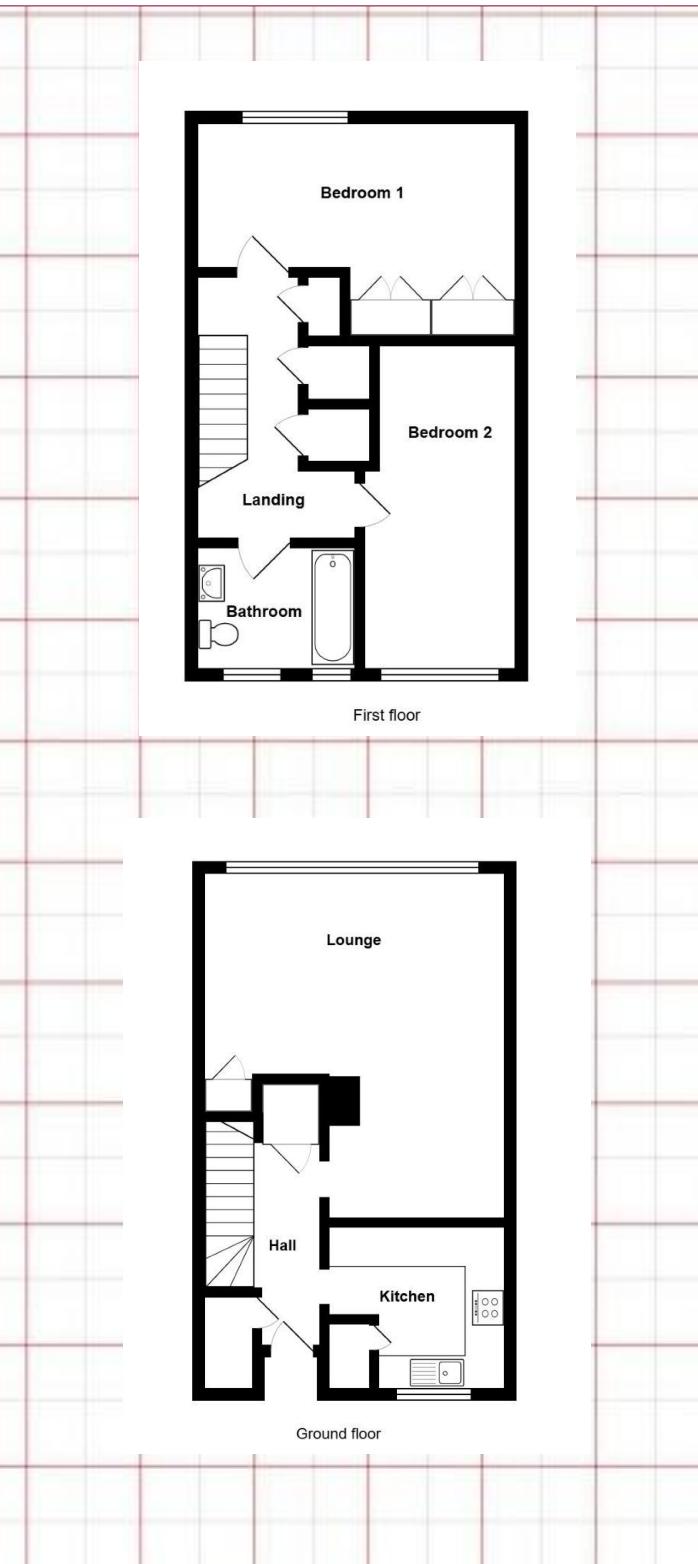
**Lounge** - 4.71m x 5.39m (15'5" x 17'8")

**Kitchen** - 2.8m x 2.6m (9'2" x 8'6")

**Bedroom 1** - 4.71m x 2.55m (15'5" x 8'4")

**Bedroom 2** - 2.1m x 4.75m (6'10" x 15'7")

**Bathroom** - 1.91m x 2.13m (6'3" x 6'11")



## Lease information

The seller advises us that the lease was renewed in 2026 and now has approximately 170 years remaining. The annual ground rent is £10 per year, and annual service charges are approximately £800. The building is managed by the district council and has no elements of commercial profit margin that are present in the traditional managing agency model. We have not sighted lease documents to evidence this; all information must be checked by your conveyancer.

