



# Clarkes

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Asking Price  
£175,000  
Leasehold

28 Hastings Close, Bognor Regis. PO21 5PW



Book a Viewing

Call: 01243 861344  
Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)  
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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





- 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.



## 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.

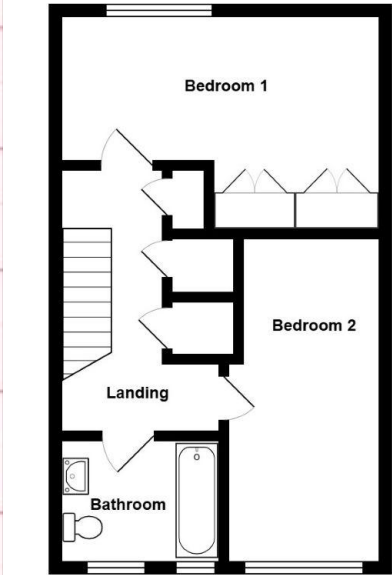
In our opinion this is one of the best presented examples of budget accommodation that we have seen, and viewings are strongly recommended.

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

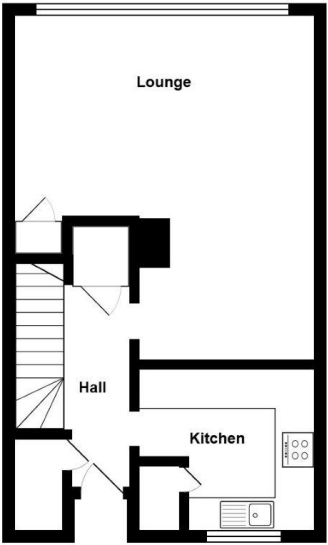
On 16/02/2026 information from the Ofcom Website shows:

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.



First floor



Ground floor