

Asking Price  
£260,000  
Leasehold

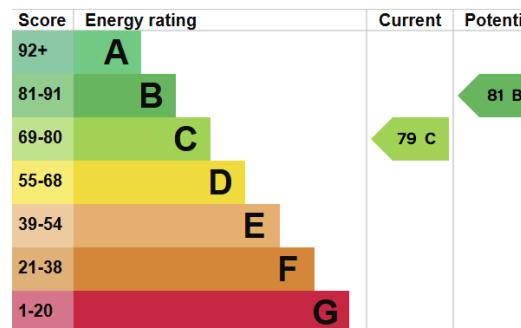
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2 Spencer Terrace, Upper Bognor Road. PO21 1HS



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## What the agent says...

“ ”

Located opposite Hotham Park in Bognor Regis and approximately 1km to the Town Centre and its Train Station is this stylishly presented, lower ground floor, apartment. Formerly a school dating from around 1860, the building was converted around 2000 and retains Period features such as massively thick walls, huge exposed beams, a truly enormous lounge-diner and a quirky layout. Grade II listing will ensure the property's character will always be preserved.

Accessed via downward stairs from the car park, the accommodation comprises; hall way with cloak cupboards, the very large lounge/diner, a modern kitchen, 2 double bedrooms both with Ensuite and further WC off of the hall. The property has gas central heating, wooden window shutters and is very well presented.

Outside, the property benefits from its own allocated off-road parking space. Access to the development is via a secure pin-coded electric gate providing privacy and security for residents. The property has a small privately owner patio directly to the rear, which in turn leads on to wider common gardens. The wider gardens are both beautifully presented and extensive, providing a dedicated area for outdoor dining, a separate and large utility area for laundry drying and generally well managed lawns, pathways and greenery.

Homes of this style, quality and age group are rarely available and we anticipate demand will be strong. Viewings are strongly recommended.

## Material Information:

Council Tax: Arun District Council Band C  
 Property Type: Lower ground floor apartment  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Allocated  
 Restrictions: None

On 11/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	18 mbps	1 mbps	
Superfast	✓	55 mbps	12 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	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 Clarks Website for further details.

- **Lower ground floor apartment**
- **2 Double bedrooms**
- **Period features**
- **Allocated parking**
- **Private patio garden**



## Accommodation

**Hall** - 1.17m x 4.9m (3'10" x 16'0")

**Lounge** - 6m x 4.88m (19'8" x 16'0")

**Kitchen** - 4m x 3.09m (13'1" x 10'1")

**Bedroom 1** - 2.89m x 4.02m (9'5" x 13'2")

**Ensuite** - 1.78m x 1.86m (5'10" x 6'1")

**Bedroom 2** - 2.91m x 3.14m (9'6" x 10'3")

**Ensuite** - 1.3m x 2.1m (4'3" x 6'10")

**WC** - 1.65m x 0.92m (5'4" x 3'0")

## Lease Information

The seller informs us that there are 99 years remaining on the lease, the current ground rent is £250pa but this is not demanded as the flat is owned by the Residents Management Company which in turn is owned by each Leaseholder, and the current maintenance charge is £3,440pa (paid half yearly). 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.

