

6 Mulberry Court, Bognor Regis, PO21 4TP



- **First floor apartment**
- **Freehold property**
- **2 Bedrooms**
- **Large lounge**
- **Ample storage**
- **Close to local shops**



What the agent says ...

Located directly opposite the Pagham shops and less than 300m walk to the seafront, is this unusual Freehold, purpose built, first floor apartment. Redecorated and prepared for sale in March 2026 the accommodation comprises: entrance hall, very large lounge, inner hall, small kitchen, a substantial main bedroom, a 2nd bedroom and a bathroom. The apartment is well served for storage with built-in wardrobes to the main bedroom and cupboards to the inner hall.

The property is double glazed, has electric heating and is ideally suited to those looking for a weekend escape-home by the sea with minimal ongoing costs, and rental investment. Landlords should anticipate rent in the region of £1,100, representing a significant gross yield of 9.1% (and zero lease costs).

Access Arrangements

When arriving at the development from the shops, go through the underpass, turn immediately left and head up the stairs.

Agents Note

Freehold flats are unusual and care must be taken to understand what you are purchasing. There are two 'flying freeholds' on the same area of ground. This means that there are no shared maintenance obligations and therefore no fixed-annual costs payable. While this is an attractive feature of the property, it also means the property will not support main-stream mortgage lending. Specialist lenders are required for non-cash purchasers. A 'Flying Freehold' indemnity policy is already in place for the property.



Material Information

Council Tax: Arun District Council Band B
 Property Type: Purpose built apartment
 Property Construction: Standard
 Electricity Supply, Water, Sewerage: Mains
 Heating: Electric storage heaters
 Broadband: ADSL
 Parking: On-street
 Restrictions: see above note

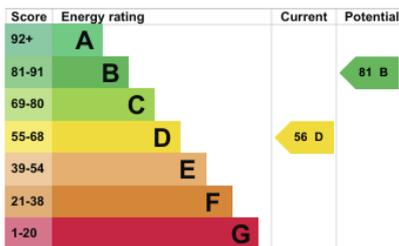
Accommodation

- Entrance Hall** - 0.94m x 2.15m (3'1" x 7'0")
- Lounge** - 4.06m x 5.33m (13'3" x 17'5")
- Kitchen** - 2.14m x 2.14m (7'0" x 7'0")
- Bathroom** - 1.8m x 2.14m (5'10" x 7'0")
- Bedroom 1** - 3.49m x 4.11m (11'5" x 13'5")
- Bedroom 2** - 2.4m x 3.08m (7'10" x 10'1")

On 26/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	12mbps	1mbps	
Superfast	✓	80mbps	20mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details



Email: Sales@ClarkesEstates.co.uk
 27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE

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.