

Flat 1, 21 Argyle Road, Bognor Regis, PO21 1DY



- One bedroom apartment
- Share of Freehold
- Spacious double bedroom
- Private rear garden
- Close to Town Centre
- Ideal for First Time Buyers



What the agent says ...

SHARE OF FREEHOLD! A beautifully presented one-bedroom ground floor garden apartment, ideally situated in a central position on the border of the town, just moments from an excellent range of local amenities. With the seafront, train station, and a vibrant selection of bars and restaurants all within easy reach, this property offers both convenience and lifestyle in equal measure.

The apartment boasts a generously sized living and dining area, perfect for both relaxing and entertaining. A spacious double bedroom provides comfortable accommodation, while the large kitchen and well-proportioned bathroom add to the overall sense of space throughout.

One of the standout features of this home is the private rear garden- sunny, fully enclosed, and ideal for outdoor dining, gardening, or simply unwinding in a peaceful setting. Early viewing is highly recommended to fully appreciate all that this delightful apartment has to offer.

Accommodation

Lounge - 3.01m x 3.36m (9'10" x 11'0")

Bedroom - 2.41m x 2.78m (7'10" x 9'1")

Kitchen - 4.16m x 2.78m (13'7" x 9'1")

Bathroom - 2.72m x 1.97m (8'11" x 6'5")

Lease Information

The flat comes with a 50% share of Freehold. The seller informs us that there are 990 years left on the lease. The current maintenance charge is on an 'as and when' basis split with the upstairs flat plus separate Buildings Insurance of £45 per month. The current Ground Rent is £0 per annum. 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.

Material Information

Council Tax: Arun District Council Band A

Property Type and construction: Converted flat/Standard

Electricity, Water and Sewerage: Mains

Broadband: ADSL

Parking: On street permit parking

Restrictions: None

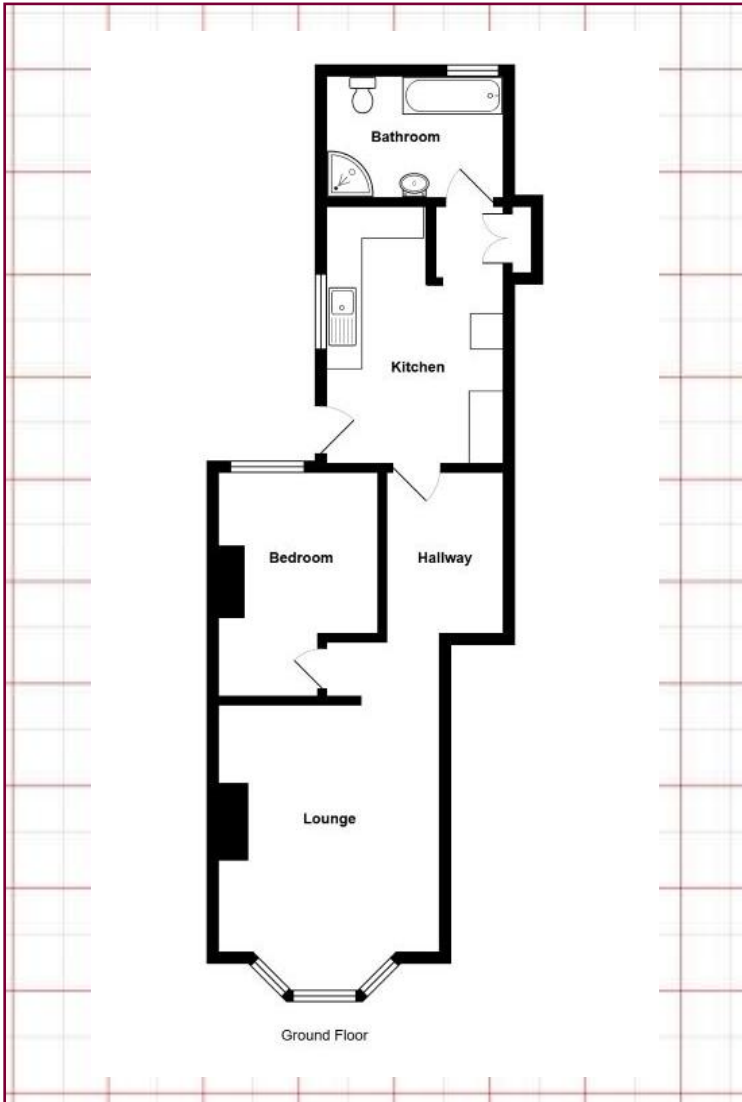
On 20/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14mbps	1mbps	
Superfast	✓	78mbps	20mbps	
Ultrafast	✓	1800mbps	220mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.