

Clarkes

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Asking Price

£170,000

Leasehold

18 Berrymill Close, Bognor Regis, PO21 1AY



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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



- Ground floor apartment
- 2 Bedrooms
- Cul-de-sac location
- Modern kitchen
- Close to Town centre



Accommodation

Living Room - 3.53m x 3.86m (11'6" x 12'7")

Kitchen - 2.69m x 3.93m (8'9" x 12'10")

Bathroom - 2.03m x 1.71m (6'7" x 5'7")

Utility Room - 1.18m x 1.74m (3'10" x 5'8")

Bedroom 1 - 2.69m x 4.48m (8'9" x 14'8")

Bedroom 2 - 2.71m x 2.63m (8'10" x 8'7")

What the agent says... “,, Material Information:

A spacious and well-presented two-bedroom ground floor apartment, offering the rare benefit of its own private entrance, set within a quiet cul-de-sac location. Ideally positioned on the edge of town, the property enjoys the perfect balance of convenience and tranquillity - within easy reach of a wide range of shops, bars, restaurants, the train station, and the beautiful Hotham Park, yet tucked away from the main hustle and bustle.

Internally, the apartment boasts a generously sized and modern kitchen complete with breakfast bar, perfect for both everyday living and entertaining. The newly fitted modern bathroom adds a fresh, quality finish, while the large primary bedroom and well-proportioned second bedroom provide comfortable accommodation. The bright and spacious lounge/diner offers an excellent space to relax and there is also a practical utility area housing a washing machine and tumble dryer.

Outside, there is a well maintained, shared garden, mostly laid to lawn.

This fantastic property offers versatile appeal and would make an ideal purchase for first-time buyers, investors, or those looking to downsize.

Council Tax: Arun District Council Band B
 Property Type: Purpose built apartment
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Electric
 Broadband: ADSL
 Parking: On-street
 Restrictions: None

On 22/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	15 mbps	1 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	1000 mbps
Mobile	Indoor	Outdoor	
	Voice	Data	Voice
EE	Variable	Variable	Good
Three	Good	Good	Good
O2	Limited	Limited	Good
Vodafone	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.

