

Flat 5 Saffron Court, Linden Road, Bognor Regis, PO21 2BT



- **First Floor apartment**
- **Share of Freehold**
- **One double bedroom**
- **Communal gardens**
- **Residents parking**
- **Close to Town centre**



What the agent says ... “ ”

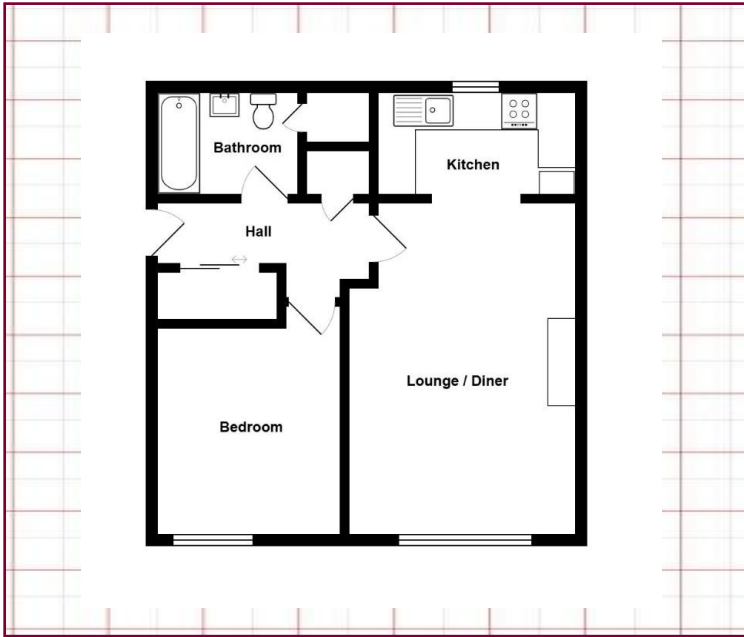
A charming and well-presented one-bedroom first floor apartment, exclusively available to purchasers aged 55 years and over, offering a peaceful setting and attractive outlook over communal gardens.

Accessed via a secure entry phone system, the property is reached by stairs leading to its private entrance. The welcoming hallway provides excellent built-in storage and leads through to all principal rooms. The generously sized double bedroom enjoys a pleasant rear aspect overlooking the well-maintained communal gardens, creating a quiet and relaxing retreat.

The apartment further benefits from a modern bathroom with additional storage, along with a bright and spacious living/dining room, also positioned to take full advantage of the attractive garden views. The contemporary kitchen is well-equipped with integrated appliances including an oven, induction hob, fridge, freezer, and dishwasher.

Residents also have access to a communal laundry room with washing facilities shared between just six apartments, enhancing convenience. Externally, the property is complemented by beautifully maintained communal gardens to the rear, as well as residents' parking to the front of the development.

This delightful apartment offers a wonderful combination of comfort, practicality, and community living, and is truly a must-see.



Accommodation

Lounge Diner - 3.73m x 5.15m (12'2" x 16'10")

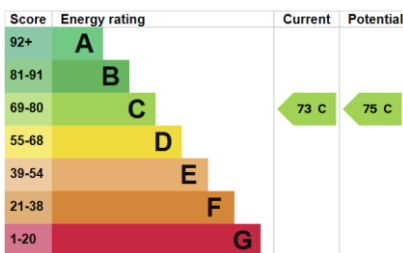
Bedroom - 3.27m x 3.02m (10'8" x 9'10")

Kitchen - 3.2m x 1.71m (10'5" x 5'7")

Bathroom - 2.28m x 1.68m (7'5" x 5'6")

Lease Information

The seller informs us that there are 957 years left on the lease and is offered with a one sixth share of the Freehold. The current maintenance charge is approx £2,220 per annum to include Buildings Insurance. 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.



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.

Material Information

Council Tax: Arun District Council Band B

Property Type: Purpose built apartment

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: ADSL

Parking: Residents parking

Restrictions: Age restricted (55 and over)

On 21/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Variable	Variable	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