

**Flat 11 Victory Court, Aldwick Road, Bognor Regis, PO21 2NP**



- 1 Bedroom
- Parking Space
- Fitted Kitchen
- Bathroom
- Walking Distance to Aldwick Parade & Bognor Sea front



# What the agent says ...

Offered for sale with no forward chain is this delightful first floor apartment located approximately 250m from Bognor Regis Sea front and the Aldwick Parade of shops.

The accommodation comprises; small lounge with a square bay window, fitted kitchen with white units, and a bathroom. Unusually for an 'apartment' the bedroom is upstairs and has a gallery that creates a visual interest and provides further light and space to the lounge. The apartment 'feels' much bigger than it really is. There is a built-in wardrobe and storage cupboard, and a fire door to the main hall. Conveniently, the property benefits from a parking space.

## Accommodation

**Lounge:** - 4.21m x 2.85m (13'9" x 9'4")

**Kitchen:** - 1.6m x 2.18m (5'2" x 7'1")

**Bathroom:** - 1.52m x 1.71m (4'11" x 5'7")

**Hall, Stairs, Landing**

**Bedroom** - 3.53m x 4.2m (11'6" x 13'9") (usable floor space)  
Plus Gallery (not floor space) 1.46m x 4.20m (4'9" x 13'9")

**Lease Information:** The seller informs us that there are 178 years remaining on the lease, the ground rent is a 'Peppercorn' amount and the current maintenance charge is £1,372.92 per annum and is paid in two installments of 686.46 in March and September. 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 B

**Property Type:** Flat

**Property Construction:** Standard

**Mains:** Electricity, Water, Drainage Supply

**Heating:** Electric:

On 10/08/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up  |      |
|-----------|--------------|----------|---------|------|
| Standard  | ✓            | 15 mbps  | 1 mbps  |      |
| Superfast | ✓            | 80 mbps  | 20 mbps |      |
| Ultrafast | X            |          |         |      |
| Mobile    | Indoor       |          | Outdoor |      |
|           | Voice        | Data     | Voice   | Data |
| EE        |              |          | Good    | Good |
| Three     | Good         | Good     | 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](mailto:Sales@ClarkesEstates.co.uk)  
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