











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		78 C
55-68	D		
39-54	E	40 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.

Clarkes

Service you deserve. People you trust.

Asking price

£165,000

Leasehold

61 Kyoto Court, Bognor Regis, PO21 2UL









- **Ground floor flat**
- **2 Bedrooms**
- **Open plan lounge/diner**
- **Walk-in shower**
- **Garage and residents parking**



What the agent says… "„ Material Information:

Located in the popular Aldwick/Nyewood area of Bognor Regis is this delightful 2-bedroom ground floor flat. Presented in good decorative order, the accommodation comprises open plan lounge and dining area, which leads to a modern kitchen. The fridge-freezer, washing machine (and oven and hob and extractor) will be remaining.

The main bedroom is a large double with a built-in 3 door wardrobe and the second bedroom is a single room with a 2 door built-in wardrobe.

The shower room has an oversized walk-in shower with no moving parts to the screen, is fully tiled with panelled ceiling and the WC and wash basin are inset into a vanity unit.

The hall provides 2 storage cupboards.

The property is heated by individually controlled, gel filled panel heaters.

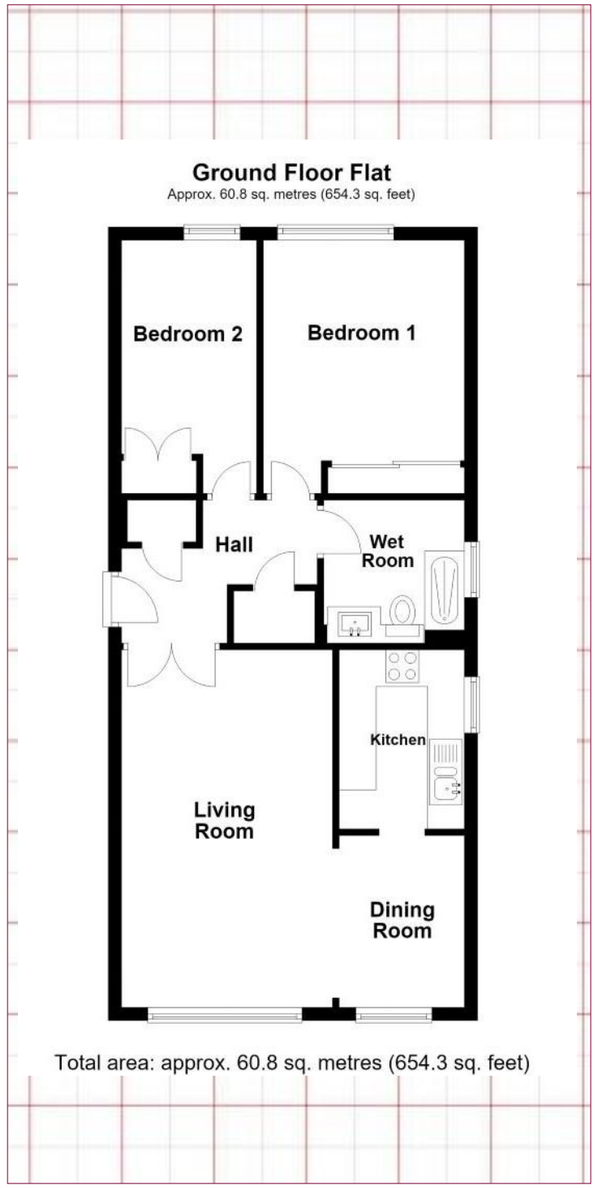
Outside, there are communal gardens, parking on a 'first come, first served' basis and a private garage. Overall, viewings are strongly recommended.

Council Tax: Arun District Council Band B
Property Type: Ground floor flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: FTTC
Parking: Garage and Residents parking
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 06/10/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
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.



Accommodation

Living Room - 3.16m x 5.45m (10'4" x 17'10")

Dining Room - 1.93m x 2.62m (6'3" x 8'7")

Kitchen - 2.03m x 2.71m (6'7" x 8'10")

Bedroom 1 - 3.16m x 3.84m (10'4" x 12'7")

Bedroom 2 - 2.06m x 3.84m (6'9" x 12'7")

Shower Room - 2.14m x 1.89m (7'0" x 6'2")

Lease Information

The seller informs us that there are 189 years left on the lease. The current ground rent is £0 pa and maintenance charge (to include Buildings Insurance) is £2988.77 pa. 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.

