

# Clarkes

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Asking Price

£135,000

Leasehold

**Flat 12 Ventura, Durban Road, Bognor Regis, PO22 9FD**



- Ground floor apartment
- One double bedroom
- Open plan living/dining
- Close to Town centre
- Residents parking

<http://www.clarkesstates.co.uk>

TEL: 01243 861344



## What the agent says ...

Situated within a well-maintained, purpose-built modern development, this spacious one-bedroom ground floor apartment offers comfortable and convenient living, ideal for first-time buyers, investors, or those looking to downsize.

The property features a generously sized double bedroom, a well-presented three-piece bathroom, and a large, open living/dining area, perfect for relaxing or entertaining. The apartment benefits from good natural light and a practical layout throughout.

Further advantages include residents' parking and a superb location, just a short distance from local shops, amenities, and the town centre, making everyday living hassle-free.

Early viewing is highly recommended to fully appreciate what this well-positioned home has to offer.

## Accommodation

### Rooms:

**Lounge Diner** - 5.29m x 3.65m (17'4" x 11'11")

**Bedroom** - 2.9m x 3.66m (9'6" x 12'0")

**Kitchen** - 2.79m x 2.36m (9'1" x 7'8")

**Bathroom** - 2.53m x 1.7m (8'3" x 5'6")

### Lease Information:

The seller informs us that the remaining term of the lease is 146 years and that the current annual maintenance charge is £800 (including buildings insurance) with an annual Ground Rent of £150. 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: Purpose built apartment

Property Construction: Standard

Electricity, Water, Sewerage: Mains

Heating: Gas central heating

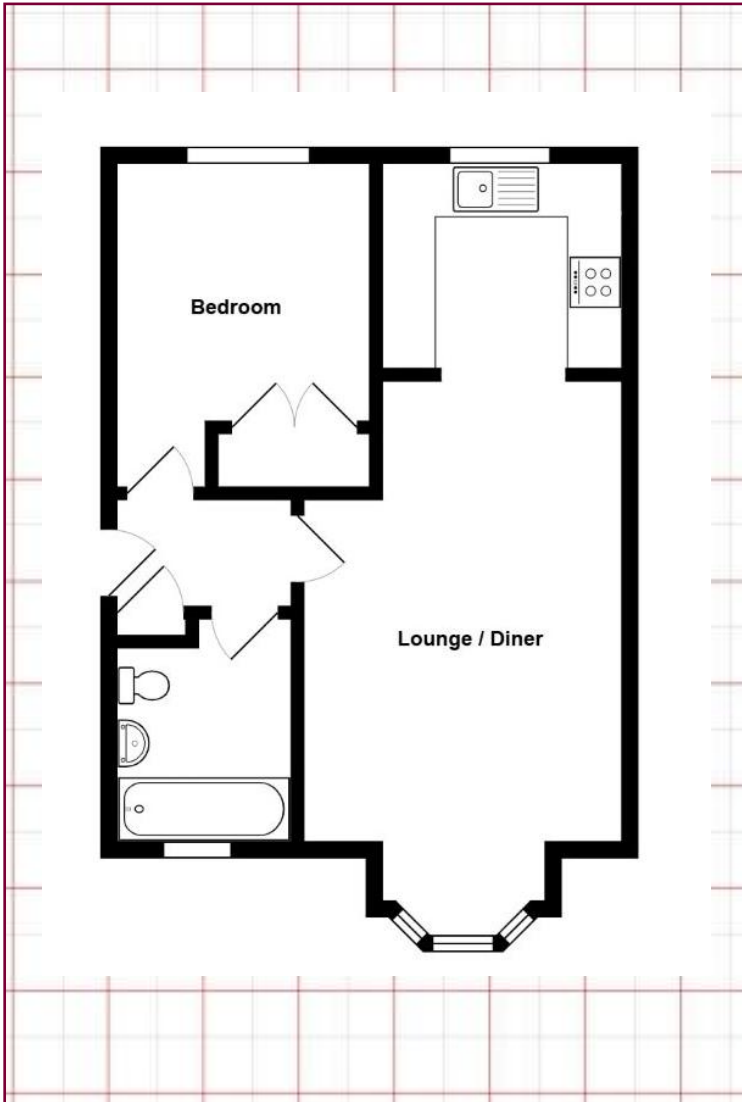
Parking: Residents

Restrictions: None

On 07/10/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up  |      |
|-----------|--------------|----------|---------|------|
| Standard  | ✓            | 4mbps    | 0.6mbps |      |
| Superfast | ✓            | 80mbps   | 20mbps  |      |
| 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 Clarks Website for further details



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 79 C      |
| 55-68 | 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 Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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.

Email: [Sales@ClarksEstates.co.uk](mailto:Sales@ClarksEstates.co.uk)

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE