



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£70,000
Leasehold

31 Sovereign Court, Campbell Road, Bognor Regis, West Sussex, PO21 1AH



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Follow us on

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.

Service you deserve. People you trust.

01243 861344



- Age Restricted Apartment
- South Facing Living Room
- Modern Fitted Kitchen
- One Double Bedroom
- Close to Town Centre
- Off Road Parking



Accommodation

Living Room - 5.08m x 3.15m (16'8" x 10'4")
 Kitchen - 2.21m x 2.11m (7'3" x 6'11")
 Bedroom - 4.27m x 2.72m (14'0" x 8'11")
 Bathroom - 1.5m x 2.24m (4'11" x 7'4")

Lease Information: The seller informs us that there are 90 years remaining on the lease (125 years from 1/10/1989), the ground rent is £336.94 pa (£168.47 paid half yearly) and the current maintenance charge is £3610.12 pa including water (£1805.06 paid half yearly). 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 C
 Property Type: Purpose Built
 Property Construction: Standard
 Electricity, Water, Drainage Supply: Mains
 Heating: Electric
 Parking: Off Road
 Restrictions: Age 66+



On 10/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	20 mbps	1.0 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	220 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

What the agent says... “,”

Situated in an ideal location not far from the town centre, this south-facing one bedroom second floor flat is part of the Sovereign Court retirement development.

The accommodation briefly comprises; entrance hall, storage cupboard, airing cupboard, modern bathroom with walk-in shower and double bedroom with built-in wardrobe. The main living area is light and spacious which leads into a recently refurbished kitchen fitted with grey units, electric hob and waist level oven.

The residents of this retirement development benefit from a range of communal facilities including a lift to all floors, residents lounge, laundry facilities, car parking on a first come first served basis and well-maintained communal gardens around the development.

The property also benefits from an emergency pull cord system and an on-site manager Monday to Friday.

The apartment is offered for sale with no forward chain, and we recommend viewings to appreciate the location, and all that the development has to offer including a glimpse of the sea!

