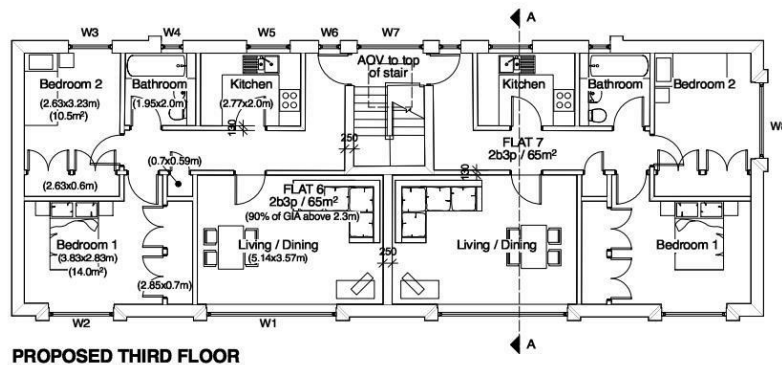




HOME + CASTLE
ESTATE AGENTS

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DEVELOPMENT OPPORTUNITY

Walton Road, Bognor Regis, PO21 1NN

Home + Castle have been instructed to sell the FREEHOLD to a block of 5 flats, along with PLANNING PERMISSION GRANTED for an ADDITIONAL STOREY, providing an option for 2 MORE FLATS.

Planning Permission Granted 25/10/2022 for 2 x 2 Bedroom Top Floor Flats - Application BR/178/22/PD.

Located within half a mile of Bognor Regis train station.

FOR SALE
FREEHOLD
£60,000

Further information

There will be some ground rent income from two of the flats £200.

1. Flat 1 will be held under an overriding Lease for 999 years at a peppercorn
2. Flat 2 will be held under an overriding Lease for 999 years at a peppercorn
3. Flat 3 is held pursuant to a lease dated 1 February 2012, for a term from 1 February 2012 to 19 December 2161. The annual rent is £100 for the first 25 years, £200 for the next 25 years, £400 for the next 25 years and £800 for the remainder of the term
4. Flat 4 is held pursuant to a lease dated 23 November 2011, for a term from 23 November 2011 to 19 December 2161. The annual rent is £100 until 24 June 2032, thereafter £200 until 2062, £300 until 2092, £400 until 2122 and thereafter £500 per annum.
5. Flat 5 is held pursuant to a lease of 140 years approx. at a peppercorn

Please note section 5 notices will need to be served.

Planning Permission Granted

Permission granted to add additional floor, creating 2 additional flats (6 & 7). Application Number BR/178/22/PD.

Flat 6 & Flat 7 Layout

Hallway

Living/Dining Room 16'10" x 11'8" (5.14 x 3.57)

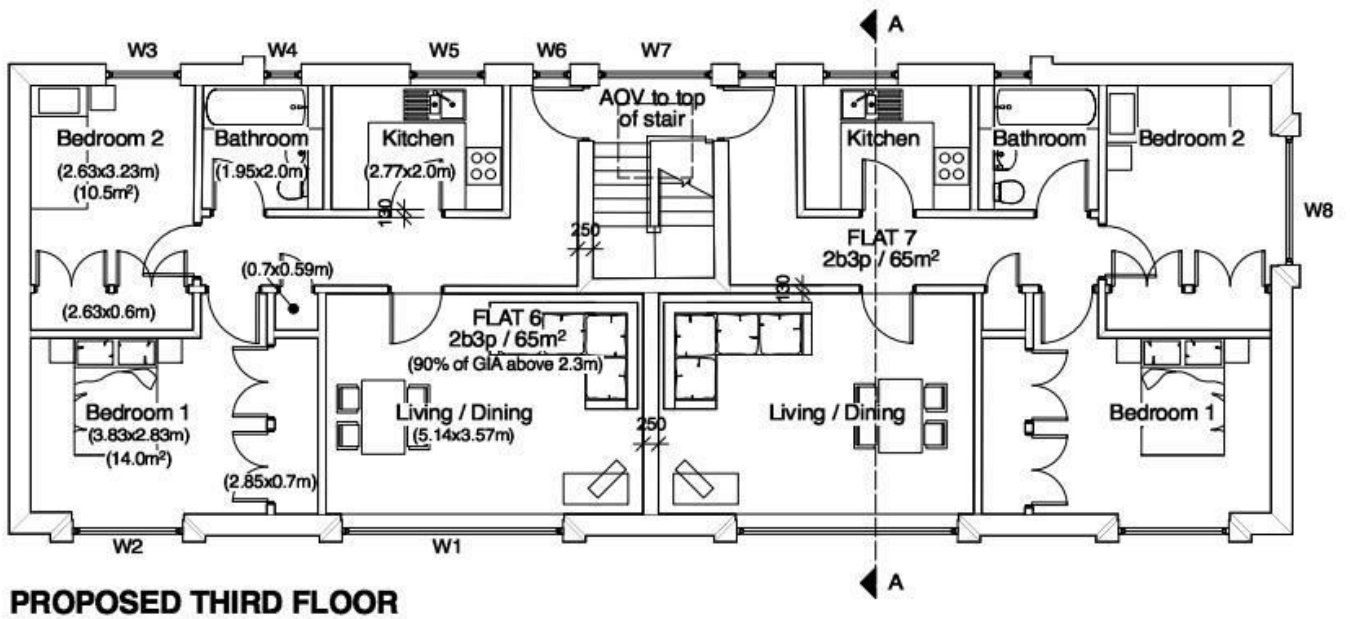
Kitchen 9'1" x 6'6" (2.77 x 2.0)

Bedroom 1 12'6" x 9'3" (3.83 x 2.83)

Bedroom 2 10'7" x 8'7" (3.23 x 2.63)

Bathroom 6'6" x 6'4" (2 x 1.95)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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