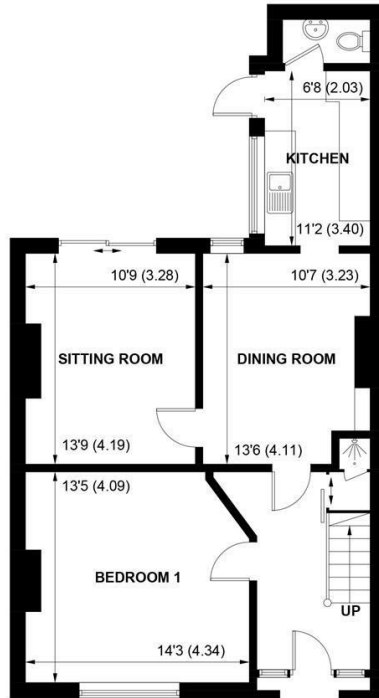


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



8 BURNHAM AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 2LB



**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1321 SQ FT / 122.7 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £385,000 Freehold

8, BURNHAM AVENUE,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 2LB

- Investment Opportunity
- £31,200 Yearly Income
- Five Bedrooms
- Two Reception Rooms
- Off Road Parking
- Private Garden
- Close To Local Amenities
- Town Centre Location
- HMO Licence

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

Ideally located from both Bognor Town Centre and Bognor mainline railway station. Within close proximity to the house you can find shops, cafes and there is easy access to the A259 and A27. The Cathedral city of Chichester can be found 6 miles from the house and boasts a comprehensive shopping centre and a bounty of well-revered restaurants. To the north is the South Downs National Park, which houses The Goodwood Estate and scenic walks across The Downs.

This fine period house presents a superb opportunity to acquire a property with excellent accommodation. The house has been successfully let and is offered for sale with a running tenancy.

We understand that the gross annual income is around £31,200, which produces a gross yield of around 8.32%. With five bedrooms and two bathrooms, the accommodation is both spacious and versatile and it has been well maintained. We understand that the house has an HMO licence and it has the added benefit of a low maintenance courtyard garden. Opportunities of this nature rarely come available and an inspection is recommended.

The current layout has a sizeable double bedroom, kitchen/diner, downstairs cloakroom, sitting room and a shower on the ground floor.

The first floor offers four good sized double bedrooms as well as a further bathroom - which has a white suite and shower over bath.

All bedrooms are currently furnished with a bed, wardrobe and desk. Further furnishings and white goods also come with the property sale.

Outside to the rear of the house is a low maintenance garden with rear access.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Bognor Regis train station proceed along the one way system to the traffic lights, continue directly over and turn immediately left into Ockley Road. Continue and then take the first right onto Burnham Avenue and the property can then be found on your right.

