

West Street

Bognor Regis





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SOLD BY LEXTONS AUCTIONS

Auction Guide: £500,000/£550,000

THIS PROPERTY HAS NOW BEEN SOLD PRIOR TO AUCTION

The property is a substantial and imposing former hotel with a previous planning permission passed under application BR/42/16/CLE for a lawful development certificate for use as a private dwelling which was approved during 2016.

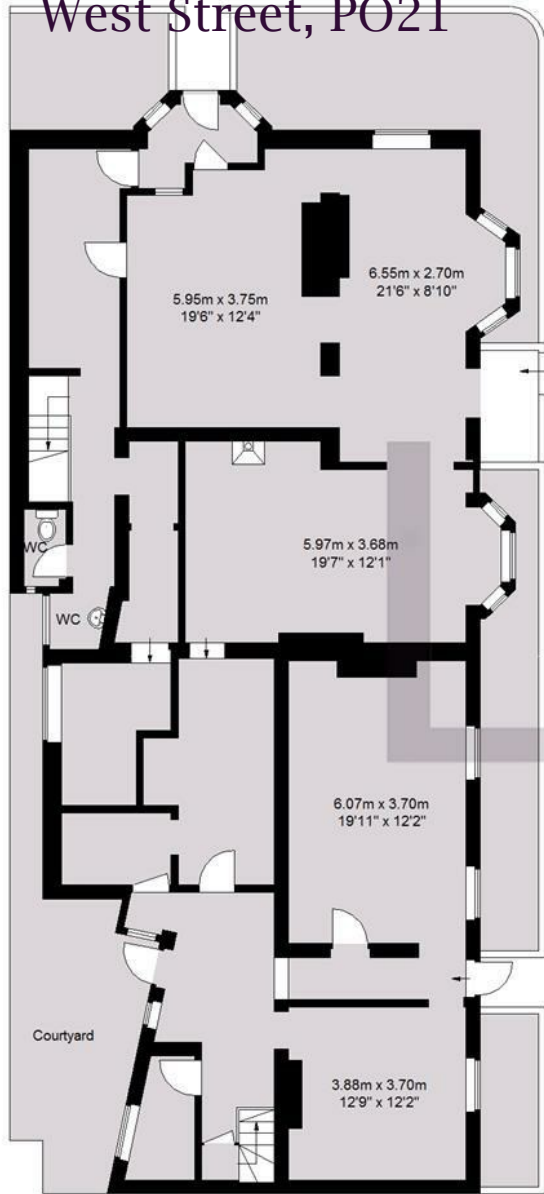
Planning Permission was recently applied for under ref: BR/247/21/PL for the change of use from a single dwelling house (C3) to 6 No self-contained flats (C3), a 10-bedroom so-living house (Sui Generis) & insertion of 3 No new front windows. We are advised the application was refused due to a poor flood risk assessment (FRA) not having been carried out however we further understand that in the event such a report is included within any future application it may be more favourably looked at.

A FULL PLANNING PACK IS AVAILABLE UPON REQUEST

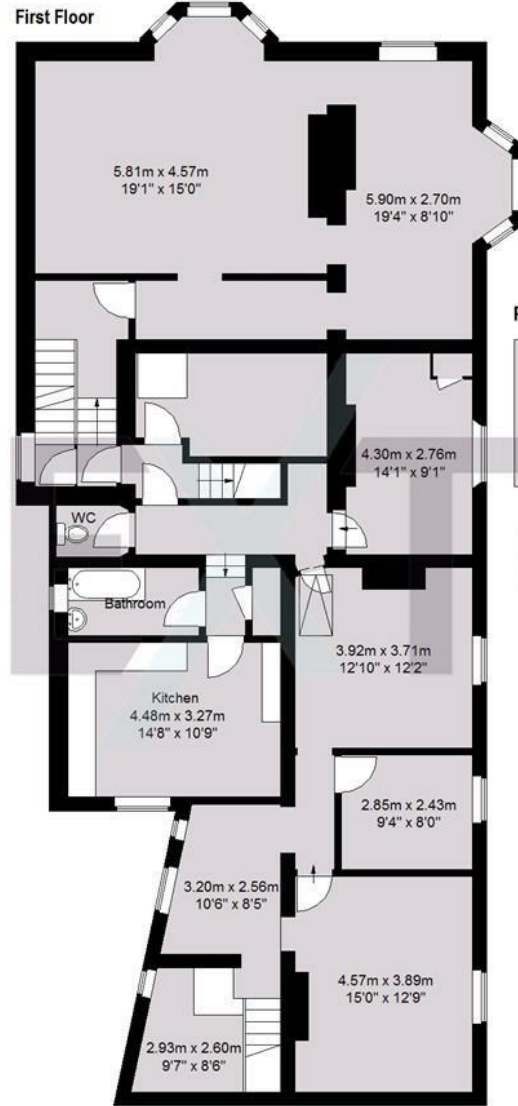
The building occupies this prominent corner location on West Street and the main seafront road with fabulous unobstructed sea views whilst the main town centre is only a short distance away. with the pier being directly opposite.



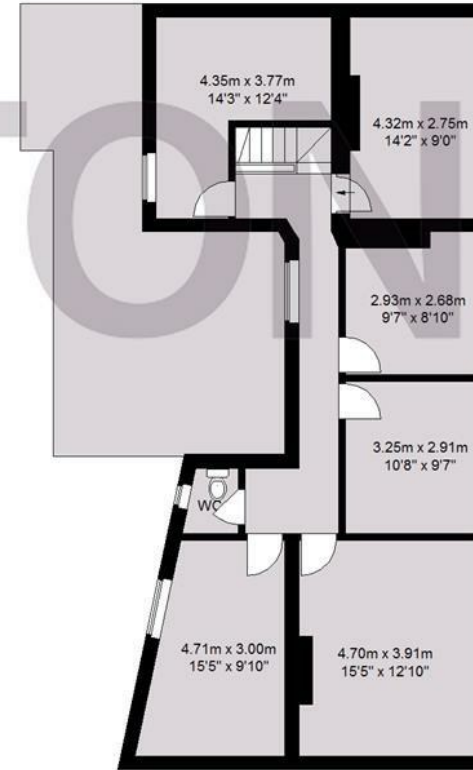
Ground Floor
West Street, PO21



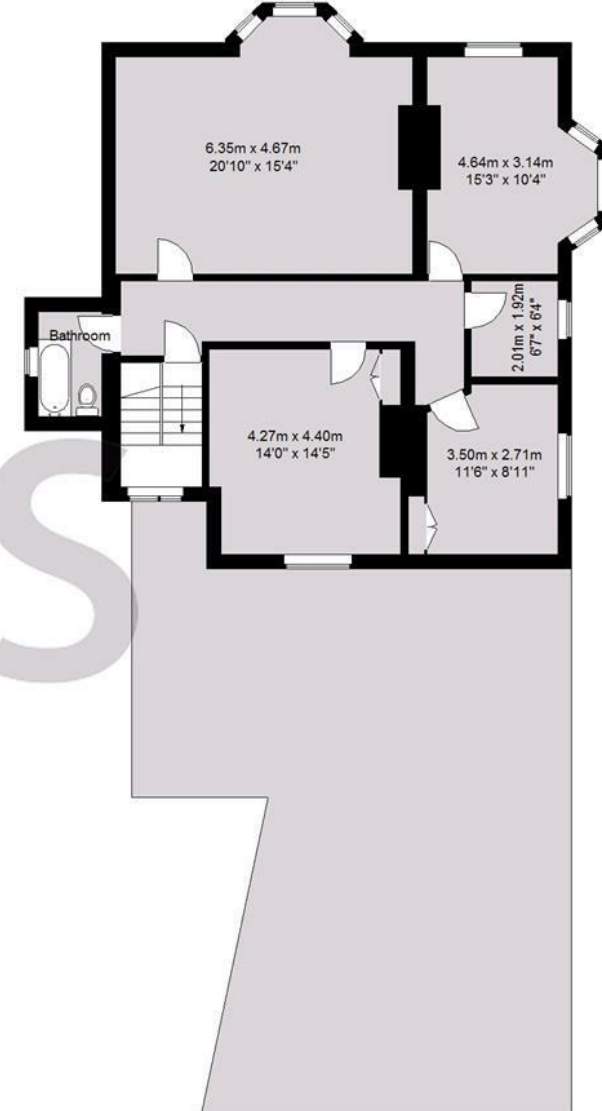
First Floor



Rear Second Floor



Front Second Floor



Approximate Gross Internal Area = 574.8 sq m / 6187 sq ft

Approximate gross internal floor area

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only

Meet us here...
174 Church Road
Hove
BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

£500,000 Auction Guide



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