



# NEWLANDS

## PROPERTY

**Flats 1-4**

34 Wellington Road, Bognor Regis, PO21 2RR

**FOR SALE - Block of Flats**  
**Investment**  
**OIRO £495,000 FH**

- Block of 4x Flats
- Fully Let

**1,883 sq ft**  
(174.94 sq m)

# Flats 1-4, 34 Wellington Road, Bognor Regis, PO21 2RR

## Summary

Available Size	1,883 sq ft
Price	Offers in the region of £495,000.00
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
BER Rating	Upon enquiry

## Description

Residential investment property, semi-detached building comprising of 4x self-contained flats.

- Flat 1 - 1 Bedroom £780pcm
- Flat 2 - 2 Bedroom £867pcm
- Flat 3 - Studio £607pcm
- Flat 4 - Studio £607pcm

Total income = £2,861pcm / £34,332pa

## Location

The property is located on Wellington Road, just off of Nyewood Lane in Bognor Regis, a short distance from the main town centre.

## Accommodation

The accommodation comprises the following areas:

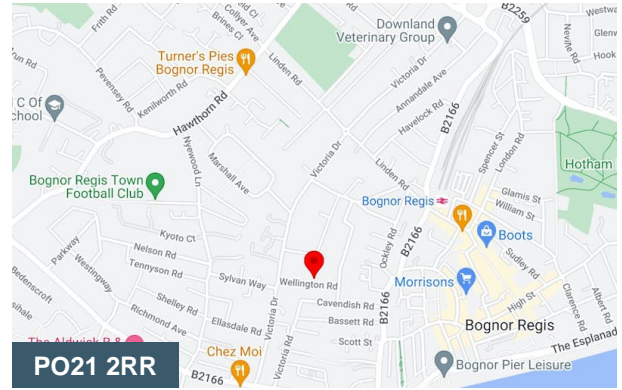
Name	sq ft	sq m
Unit - Flat 1	603	56.02
Unit - Flat 2	559	51.93
Unit - Flat 3	355	32.98
Unit - Flat 4	366	34
<b>Total</b>	<b>1,883</b>	<b>174.93</b>

## Viewings

Viewings can be arranged via the Vendors Sole Agents Newlands Property.

## Terms

Offers are invited in the region of £495,000 for the freehold interest, subject to the existing AST's in place.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com