



**56-56a Gordon Avenue**

Bognor Regis, PO22 9LS

**For Sale - Block of Two Flats**  
**OIRO £250,000 FH**

**754 sq ft**  
(70.05 sq m)

- 2x One Bed Flats
- Freehold Block
- Great BTL Investment

# 56-56a Gordon Avenue, Bognor Regis, PO22 9LS

## Summary

<b>Available Size</b>	754 sq ft
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	377	35.02
1st	377	35.02
<b>Total</b>	<b>754</b>	<b>70.04</b>

## Description

Excellent freehold investment block having recently had full external redecoration, comprising of two self-contained one bedroom flats, over ground and first floors, currently let on AST's for £650pcm & £867pcm, offering uplift on the total income of £18,204pa.

## Location

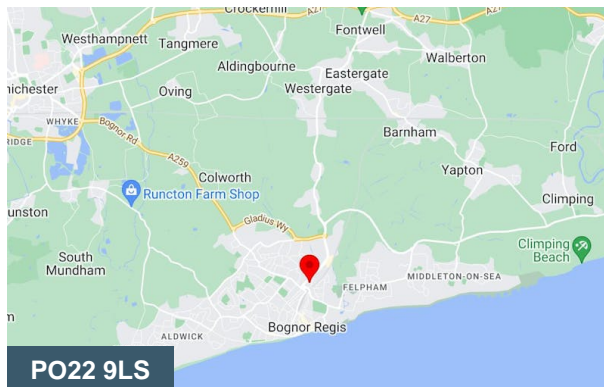
Gordon Avenue is located just off of Hotham Way outside Bognor town centre, leading up to Shripney Road trade park with Tesco, Sainsburys, M&S all nearby the property.

## Terms

Offers are invited in the region of £250,000 for the freehold interest, subject to the existing AST's in place.

## Viewings

Viewings can be arranged via the Vendors Sole Agent - Newlands Property.



## Viewing & Further Information



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