






Flats A - F, 171 Victoria Drive, Bognor Regis

Investment opportunity. Impressive 1920's detached house divided into six flats. High annual income and yield.

 6  7  6  D/E

- ▶ Investment Opportunity
- ▶ Six Individual Flats
- ▶ Many Period Features
- ▶ Modern Kitchens and Bathrooms
- ▶ Parking Area
- ▶ Substantial Detached House
- ▶ Single Registered Freehold Title
- ▶ Minutes from the Town Centre
- ▶ Communal and Private Gardens
- ▶ No Onward Chain

Flat A - Ground Floor. Sitting room and kitchenette. Double bedroom. Bathroom with white suite. Private courtyard garden. EPC- D

Flat B - Ground Floor. Open plan sitting room/dining/bedroom and kitchen. Wet room style shower room. EPC-D

Flat C - Ground floor at the rear of the property, private front door with disability access. Open plan sitting room/bedroom. Kitchen and wet room style shower room. Council Tax Band: A - EPC-D

Flat D - Two-storey maisonette situated at the back of the property. Private front door. Open plan sitting/dining room/kitchen. First floor double bedroom and bathroom. This unit has a private garden. Council Tax Band: A - EPC-E

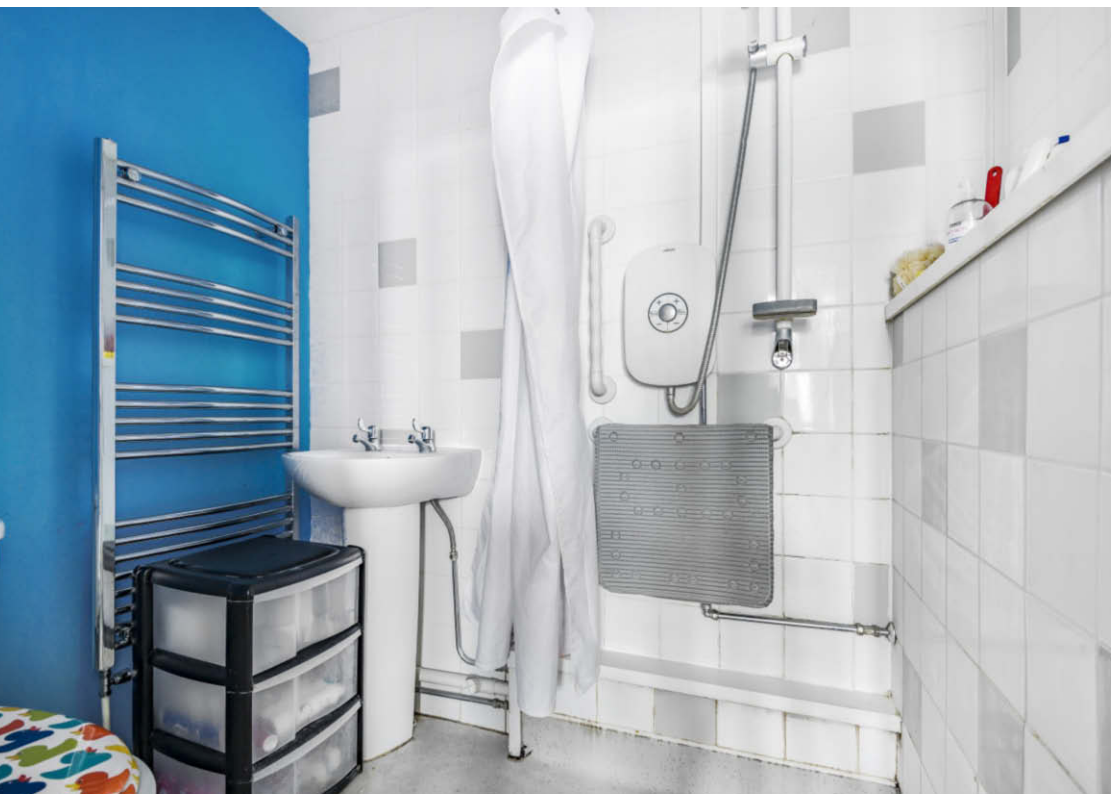
Flat E - First Floor. Triple aspect sitting room/bedroom and kitchen. Bathroom with white suite. Council Tax Band: A - EPC-D

Flat F - First Floor. Sitting room with access to a private balcony, kitchen and two bedrooms. Bathroom. Council Tax Band: B - EPC-D

Currently fully let and generating an income of £48,000 per annum with an approximate 6.62% yield. Please note the photographs are a selection of each flat.

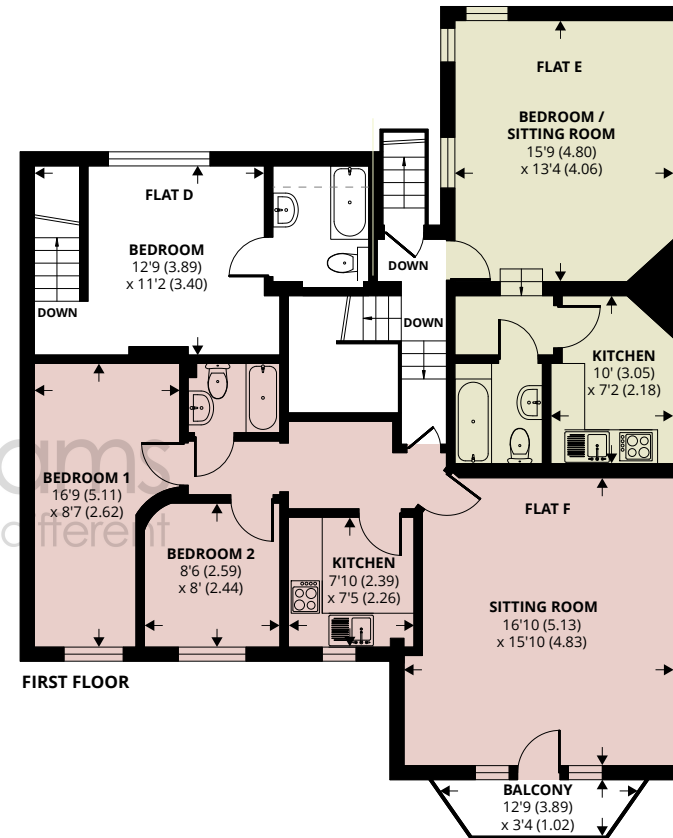
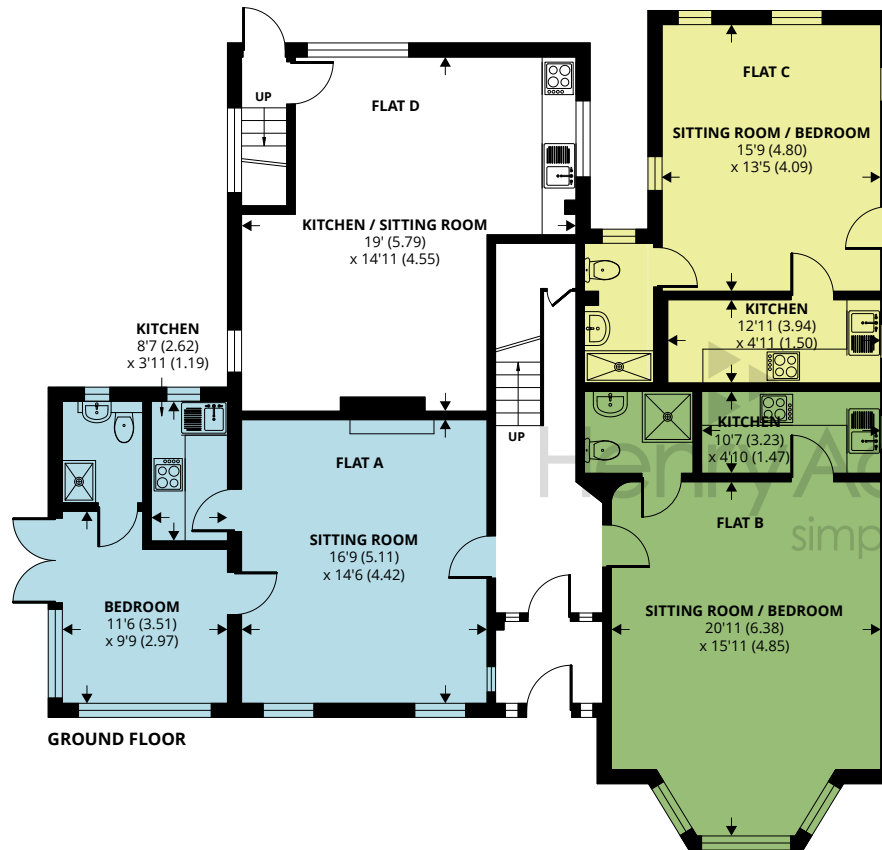








Denotes restricted head height



Approximate Area = 2959 sq ft / 274.8 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 2966 sq ft / 275.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

This handsome period property stands in a generous plot with communal gardens and some private gardens. There is a parking bay at the rear of the property. The period features include high ceilings, original timber framed sash windows to the majority of the flats, charming stairwell, tiled path and front porch. On the outskirts of the seaside town of Bognor Regis within walking distance of the railway station with services to London Victoria and the South Coast, the precinct shopping facilities with a range of cafes, bars and restaurants and the beach and promenade.

Directions

From the A29 as you head into Bognor Regis, at the large square roundabout, take the third exit into Victoria Drive and No 171 is the first house on the right hand side.

11/06/24



