



9a and 9b Lyon Street West

Investment opportunity to purchase 2 flats within the same block, all currently tenanted and producing an annual income of £18,000.



- ▶ Investment Opportunity
- ▶ Convenient Location
- ▶ Double Glazing and Electric Heating
- ▶ Town Centre Location
- ▶ Sold with Tenants in Situ
- ▶ Two Flats, One with Balcony
- ▶ Freehold
- ▶ No Onward Chain
- ▶ Rental Yield of 9%

The property comprises one first floor two bedroom flat, plus a second floor one bedroom flat with access to a generous balcony. Both flats are accessed via a communal door with stairs to the first and second floors. Benefiting from double glazing and electric heating.

Flat 9a is located on the first floor and the accommodation briefly comprises, entrance hallway, open plan sitting/dining/kitchen, two bedrooms and shower room with WC.

Flat 9b is located on the second floor and comprises, entrance way, open plan sitting/dining/kitchen, double bedroom with en-suite shower room and double doors giving access to a southerly facing generous balcony.

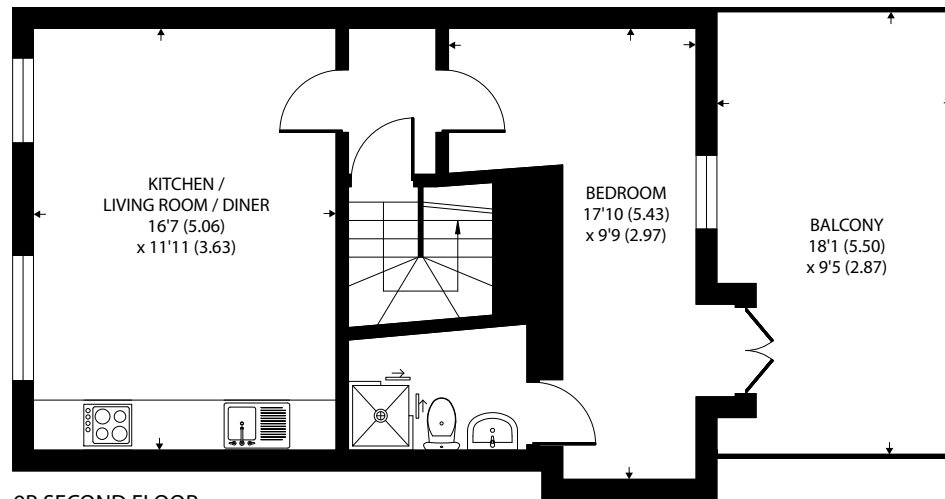
A viewing is recommended to appreciate their convenient location and it is noted that these flats would benefit from being updated.

Tenure: We understand there is a 999 year lease from 01/12/2001.

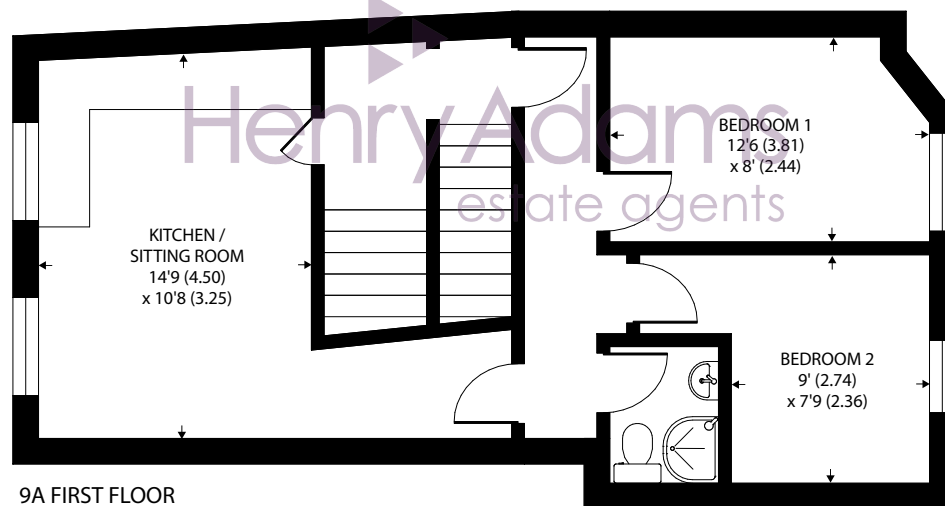
Maintenance Charge: We understand the charges are two thirds of the cost of works as and when required.

Council Tax Band: 'A' for both flats.





9B SECOND FLOOR



9A FIRST FLOOR

9A Approximate Area = 495 sq ft / 46 sq m

9B Approximate Area = 495 sq ft / 46 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

The property is situated to the east of Bognor Regis town centre and within easy access to the seafront and Hotham Park. The precinct shopping facilities and the mainline railway station are within easy walking distance.

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