

Material Information:
Council Tax: TBC – Under Assessment
Property Type: Conversion
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Electric

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

On 18/03/2025 information from the Ofcom Website shows:

Broadband	Availability		Max Down	Max Up
Standard	✓		20 mbps	1 mbps
Superfast	✓		80 mbps	20 mbps
Ultrafast	✓		1800 mbps	1000 mbps
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Clarkes
Estate Agents & Lettings Agents

Asking Price
£450,000
Freehold

5 Gloucester Road, Bognor Regis, PO21 1NU



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>



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IMPORTANT NOTICE
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01243 861344



What the agent says... “,,

Located just 85 meters from the Bognor Regis seafront promenade, is this substantial semi-detached property that has been used as a guest house since 1927. The current seller lives in one of the top floor units and has recently made the decision to retire. There are no current bookings, however the seller is in a position to assist the purchaser to re-start the process and share industry contacts and customers if requested.

The property is offered for sale with no forward chain and comprises:

Ground Floor Front Unit:

Beautifully presented, furnished, and ready for immediate occupation, this unit has a lounge, bedroom with a very large ensuite shower room, and a small utility area. This unit also benefits from its own private entrance at the side of the building.

Ground Floor Rear Unit:

Accessed via its own private entrance at the rear, this unit has a lounge with a kitchen area,

large bedroom with its own ensuite bathroom and a further main bathroom. It has a natural exclusive use of the rear garden. This unit is currently being used as a store (supporting action on the upstairs front unit), however, it will be ready for occupation once cleared and appears to be in good order (based upon our limited inspection).

First Floor Front Unit

This unit has been partly refurbished / re-constructed and will require further investment to complete. This will not be completed by the seller. The kitchen and bathroom hardware is either already partially fitted or is present awaiting action. When completed, the unit will represent a brand new 1 bedroom unit with a large lounge, a very nice separate kitchen and a large shower room.

First Floor Rear Unit

Used by the seller as their current home, this is a two-bedroom unit with a shower room and a kitchen area in the lounge. It also benefits from a small terrace that overlooks the rear garden.

- Large Semi-Detached Property
- Previously a Guest House
- Four Separate Units
- Investment Opportunity
- Work Required
- Close to Bognor Regis Seafront
- No Forward Chain



Accommodation

Ground Floor Front Unit:

Reception Room - 5.23m x 3.63m max (17'1" x 11'10")

Kitchen - 3.61m x 1.42m (11'10" x 4'7")

Bedroom 1 - 3.5m x 3.11m (11'5" x 10'2")

Ensuite - 3.13m x 1.34m (10'3" x 4'4")

Ground Floor Rear Unit:

Reception/Kitchen - 5.11m x 4.03m (16'9" x 13'2")

Bedroom 2 - 4.49m x 3.37m (14'8" x 11'0")

Ensuite

Bathroom - 2.46m x 1.69m (8'0" x 5'6")

First Floor Front Unit:

Reception Room - 5.07m x 3.34m (16'7" x 10'11")

Kitchen - 5.07m x 1.71m (16'7" x 5'7")

Bedroom 3 - 3.54m x 3.2m (11'7" x 10'5")

Shower Room - 3.01m x 1.69m (9'10" x 5'6")

First Floor Rear Unit:

Reception/Kitchen - 5.08m x 3.67m (16'8" x 12'0")

Bedroom 4 - 3.91m x 3.4m (12'9" x 11'1")

Shower Room

Bedroom 5 - 3.16m x 2.65m (10'4" x 8'8")

