



## High Street, Bognor Regis, PO21 1SQ By Auction £70,000 Leasehold

For Sale By Auction on 27th June 2023

Auction Guide £70,000

Fantastic studio/1 bedroom flat at a very, very competitive price that is going to be almost impossible to beat! In addition, there is a separate bedroom area allowing essentially for 1 bedroom accommodation.

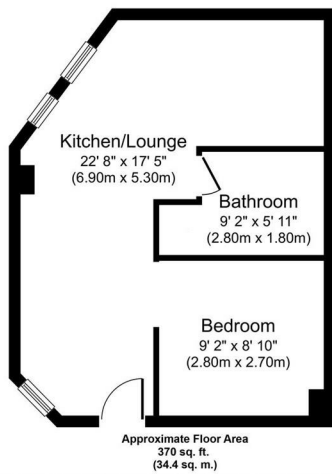
With just over 37sq m of internal space, the flat that is situated on the ground floor has a separate bed area therefore consideration is provided for its use as a 1 bedroom flat. In superb condition throughout with double glazed windows and electric heating, the fully fitted kitchen is very modern as is the shower room.

Currently let on an AST at a passing rent of £9,000 per annum providing for a yield of 12.8%

Perfectly located in between the town centre and the seafront literally within moments from both and close to just about everything required including the railway station.

Internal viewing are highly recommended and available via the auction department.

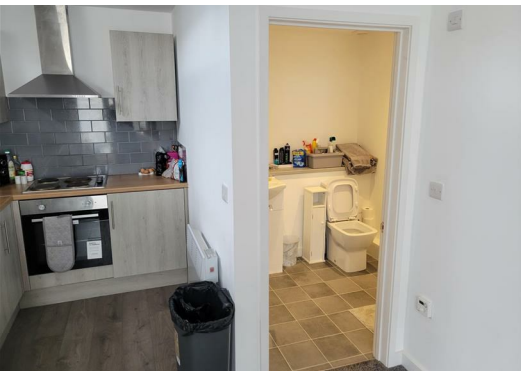




Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
TEL: 01273 274 040

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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