

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

[www.psandb.co.uk](http://www.psandb.co.uk)



## Felpham Road, Felpham, PO22 7NZ By Auction £450,000 Freehold

FOR SALE BY AUCTION on 26th November 2025

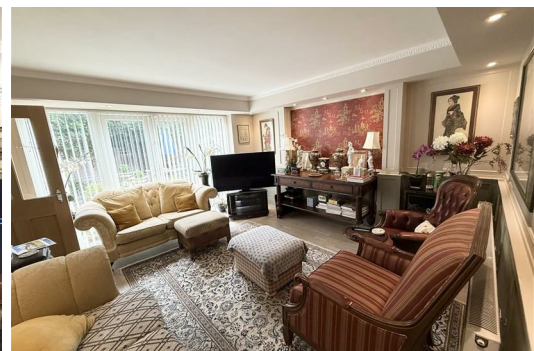
Auction Guide £450,000

Extremely rare opportunity to purchase this mixed use property arranged as a 3 bedroom 2 bathroom house with the front section of the ground floor able to be used on a commercial basis.


Currently the owners use this part of the property as an antique centre however subject to any approval that might be required, it is considered some of the following uses might also be suitable thereby providing an excellent live/work home:


Dentist/Doctors Surgery  
Estate Agency/ Solicitor/Accountancy/General Office Use  
Physiotherapy/Chiropractor/Osteopath  
Café/Coffee Shop

Situated within this popular and highly soughtafter location within the heart of Felpham village close to many fine local amenities as well as the seafront. There is access to the town centre of Bognor Regis itself which include





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



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

THE PROPERTY MISDESCRIPTIONS ACT 1991:

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.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171    E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

[www.psandb.co.uk](http://www.psandb.co.uk)