

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Albert Road, Bognor Regis, PO21 1NH By Auction £285,000 Freehold

FOR SALE BY AUCTION on 25th February 2025

Auction Guide £285,000+ (CASH BUYERS ONLY)

SIGNIFICANT INVESTMENT OPPORTUNITY

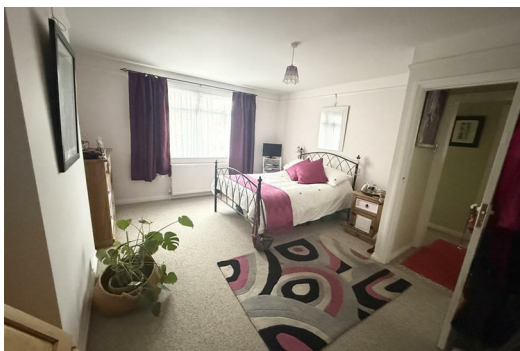
2 x 2 bedroom flats for sale as one lot each with full vacant possession offering the potential to provide a high yielding return of 9% as it is considered a rental income of circa £27,000 per annum is able to be achieved however buyers are strongly advised to satisfy themselves on this amount prior to making a commitment to purchase.

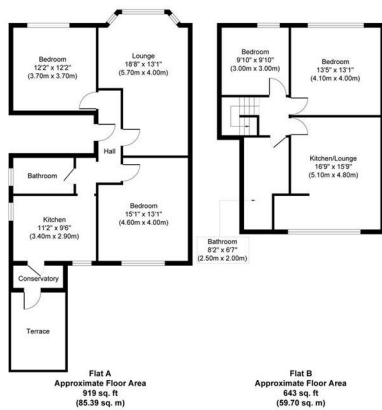
Both flats are considered to be in good condition throughout with each owning their own freehold however and for this reason, they are not suitable for any type of mortgage lending whatsoever.

Situated moments away from the town centre close to just about everything required including, shops, bars, restaurants, coffee shops, the seafront and mainline railway station.

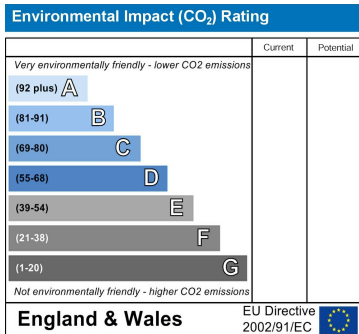
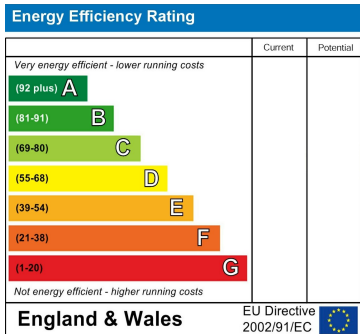
FEES APPLY, PLEASE REFER TO LEGAL PACK

ALL MEASUREMENTS AND FLOORPLANS ARE APPROXIMATE, FOR GUIDANCE PURPOSES ONLY AND MUST NOT BE RELIED UPON.





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 funding 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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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

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

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