



**Madeira Avenue, Bognor Regis, Sussex PO22 8DX
 Asking Price £365,000 Freehold**

" IDEAL FOR INVESTMENT" PS&B are excited to be offering to the market a freehold property comprising of ground floor offices and 3 bedroom marionette with roof terrace.

The property is located in the popular Glenwood Estate, popular for being within short travelling distances of the local amenities and the Sea Front and its promenade, Hotham Park is a favorite destination of the residents and is within walking distance.

The building is ideally situated and also lends itself to many options for future buyers, the marionette currently has tenant in situ and the office spaces are available to let for extra revenue.

Subject to planning the building is ideal to split into apartments, neighboring properties have done exactly this.



Entrance Hall

13'2" x 6'3" (4.02 x 1.91)

Double glazed front elevation door and casement window to Entrance Hall, Plain ceiling, door leads through to Main office space, under stairs storage cupboard and light.

Front Office

25'1" x 14'9" (7.67 x 4.50)

Plain ceiling, front elevation window, radiators, power points, telephone points and ethernet points, door through to staffroom.

Staff Room

8'11" x 8'4" (2.74 x 2.55)

Plain ceiling, boxed meters, under stairs storage cupboard with light, doorway to small office space.

Office Space

8'5" x 6'8" (2.59 x 2.04)

Plain ceiling, radiator, front and rear elevation glass panels, fitted work bench.

Kitchen

9'6" x 5'11" (2.90 x 1.55)

Plain ceiling, front elevation glass panel, single drainer sink unit with mixer tap, roll edged work surfaces with base units, space for tall standing fridge/freezer and tiled splash back.

Rear Lobby

10'10" x 4'11" (3.32 x 1.52)

Plain ceiling, rear secure double doors to rear of property, mounted boiler, radiator, doors to, separate WC, Disabled toilet and Kitchen.

Disabled WC

9'6" x 6'6" (2.91 x 2.00)

Plain ceiling, radiator, work top, plumbing for washing machine, WC and tiled area.

Separate WC

9'11" x 2'8" (3.04 x 0.82)

Textured ceiling, tiled area, vanity wash basin storage under, radiator, WC and rear elevation double glazed window.

First Floor Entrance

Plain and covered ceiling, spotlights, laminate flooring, double glazed sliding patio door, side elevation double glazed door to enclosed roof terrace, front door and casement window to entrance hall.

Entrance Hall

Textured and covered ceiling, stairs to second floor landing, boxed meters, radiator, doors to kitchen and living room, storage with shelves.

Kitchen

12'0" x 11'8" (3.67 x 3.56)

Plain ceiling and beam effect, spot lights, one and a half bowl sink and drainer, work surfaces with base and wall units, space for fridge freezer, rear elevation double glazed window and door to enclosed roof terrace, feature brick arch and recess for cooker and washing machine, tiled areas and flooring. Mounted combination boiler.

Roof Terrace

8'9" x 6'7" (2.68 x 2.03)

Enclosed roof terrace, rear elevation glass panels, paving slabs and door to entrance porch.

Living Room

17'11" x 11'9" (5.48 x 3.59)

Textured and covered ceiling, front elevation double glazed window, radiator, wall lights, television point, fire surround and hearth, dado rail.

Second Floor Landing

Textured and covered ceiling, loft access, storage cupboard and doors to bedroom's and bathroom.

Bedroom

12'1" x 11'8" (3.69 x 3.58)

Plain and covered ceiling, rear elevation double glazed window, radiator, built in wardrobes.

Bedroom

11'8" x 9'8" (3.58 x 2.96)

Textured and covered ceiling, front elevation double glazed window, floor to ceiling wardrobes.

Bedroom

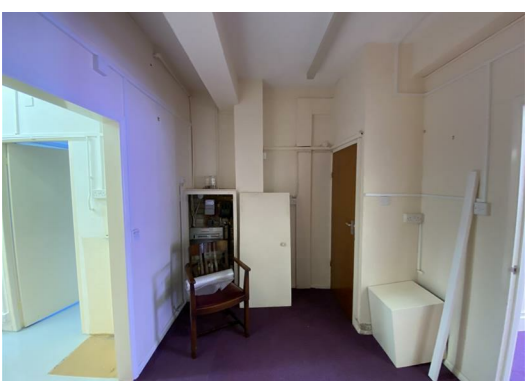
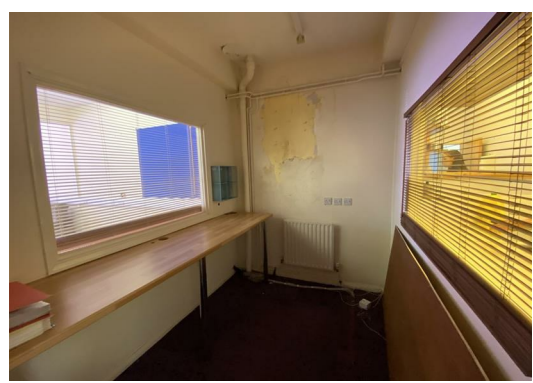
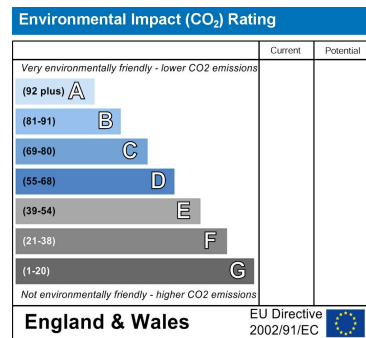
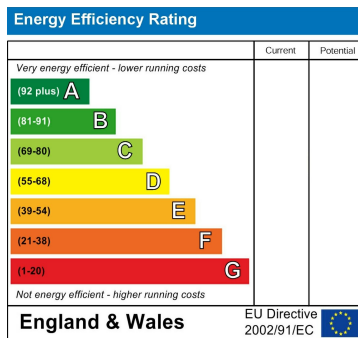
8'6" x 5'9" (2.60 x 1.77)

Textured ceiling, front elevation double glazed window, and radiator.

Bathroom

8'6" x 6'5" (2.61 x 1.98)

Plain ceiling, radiator, WC, pedestal hand basin, rear elevation double glazed obscured windows, paneled bath with shower attachment from taps, tiled areas.



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 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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