



Chichester Road, Bognor Regis, PO21 5BA By Auction £175,000 Freehold

For Sale By Auction on 30th April 2025

Auction Guide £175,000

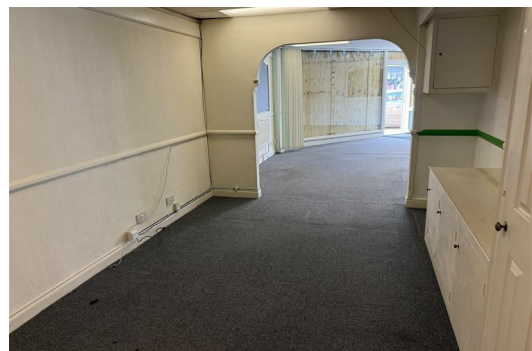
Mixed freehold investment comprising of:

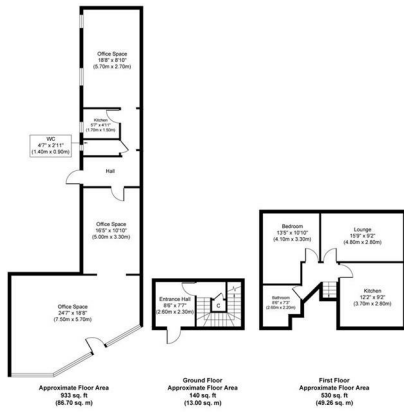
Vacant and extremely spacious ground floor commercial premises formerly used as offices.

First floor 1 bedroom flat currently let on an AST at a passing rent of £8,400 per annum.

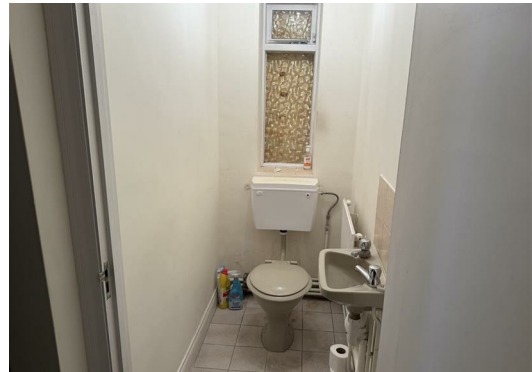
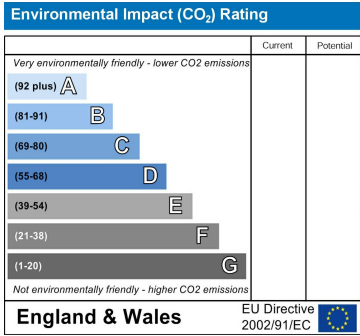
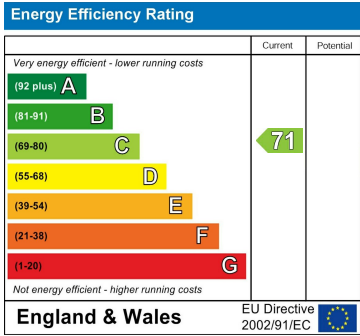
IT IS CONSIDERED THAT SUBJECT TO THE REQUIRED CONSENTS, THE REAR PART OF THE OFFICE SPACE AND THE GARDEN IS ABLE TO BE CONVERTED TO FORM AN ADDITIONAL ONE BEDROOM FLAT.

Situated in this sought after location of North Berstead in the middle of residential and commercial properties offering excellent local amenities as well as providing access into the town centre of Bognor.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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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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