

68 Aldwick Road, Bognor Regis, West Sussex, PO21 2PE

£425,000

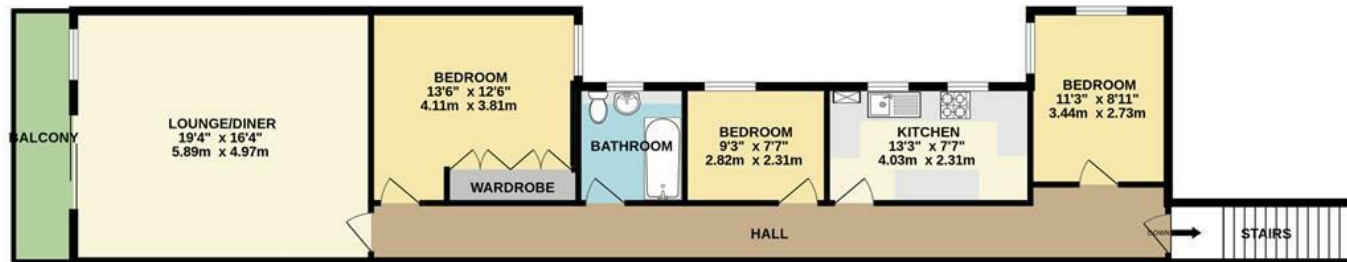
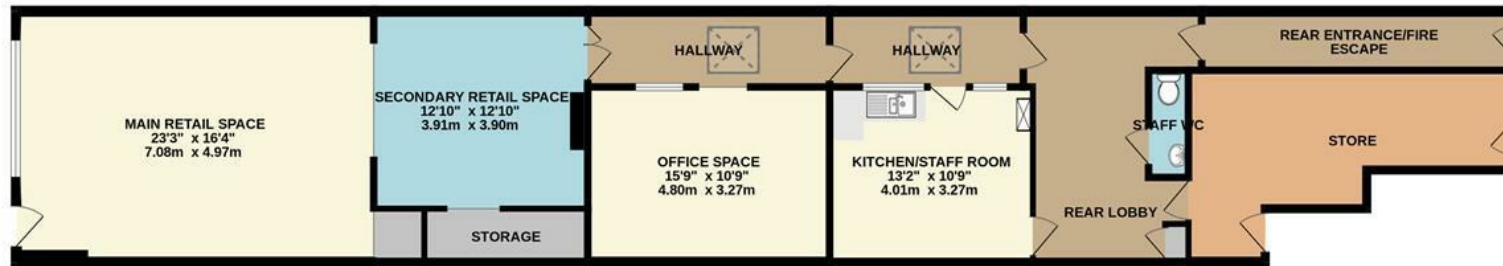
Freehold - Mixed Commercial and Residential Opportunity

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
1503 sq.ft. (139.7 sq.m.) approx.

1ST FLOOR  
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2565 sq.ft. (238.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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- Mixed Commercial and Residential Property Freehold Opportunity totalling nearly 240 Square Metres
- Large Ground Floor Retail Shop in a Busy Shopping Parade with Office Rooms and Staff Facilities
- Large 1st Floor 3 Bedroom Apartment currently Let on an AST, with own Private Entrance
- Shop EPC Rating D (76)
- Apartment EPC Rating D (60)
- Security Shutters for Shop
- uPVC Double Glazing and Gas Central Heating in the Apartment

The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND B**

**LOCAL AUTHORITY**  
**Arun District Council, Arun Civic Centre,**  
**Maltravers Road, Littlehampton,**  
**West Sussex, BN17 5LF**





# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

http://www.fardells.com

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band B