



Gloucester Road, Bognor Regis PO21 1NU

welcome to

Gloucester Road, Bognor Regis

This impressive investment property has been thoughtfully converted to provide four self-contained apartments, comprising one one-bedroom apartment and three two-bedroom apartments, making it an ideal addition to any buy-to-let portfolio.

The property benefits from a long-standing relationship with the local hospital, which has been in place for several years and can be seamlessly passed on to the new owner, should they wish to continue this arrangement, ensuring consistent tenant demand.

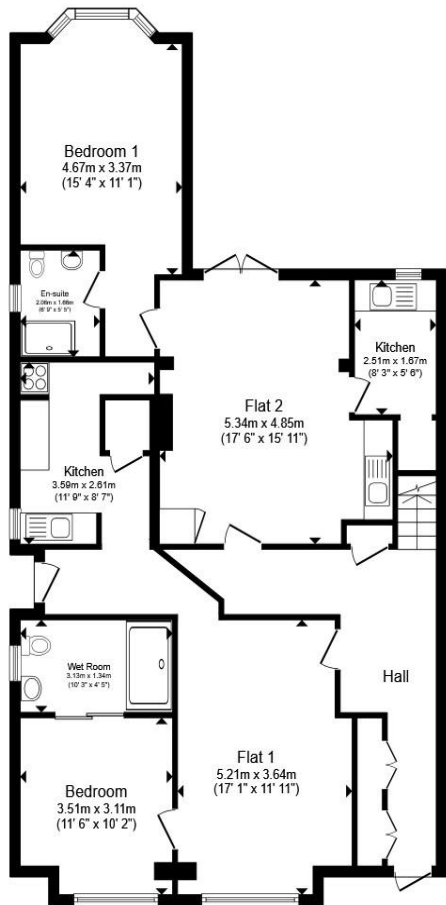
Ideally located in central Bognor Regis, the property is within easy walking distance of the train station, town centre amenities and the seafront, including Bognor Beach, further enhancing its rental appeal.

The current owner has invested in upgrading both the electrical and gas systems, providing peace of mind and creating a solid, turnkey investment that can generate income immediately.

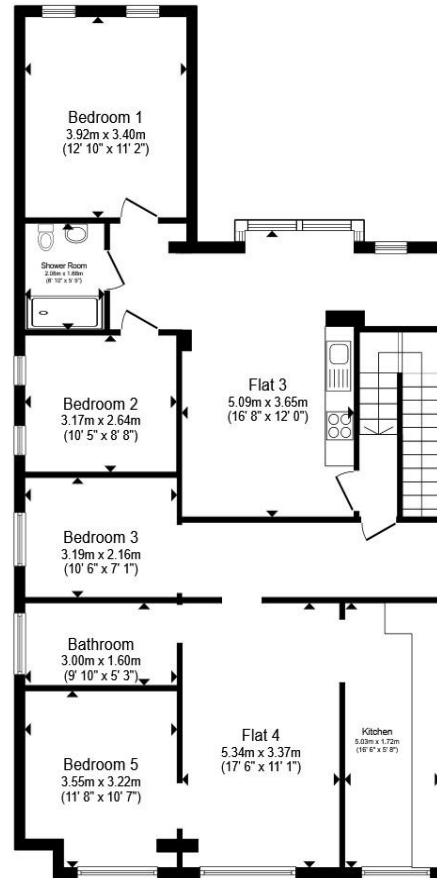
Additionally, the first-floor one-bedroom apartment is currently undergoing renovation and, once completed, will further increase the overall rental income potential.

A superb opportunity for investors seeking a well-located, high-yielding property with proven demand.





Ground Floor



First Floor

Total floor area 234.8 m² (2,528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Gloucester Road, Bognor Regis

- INVESTMENT PROPERTY
- POTENTIAL TO EXTEND
- TOWN CENTRE LOCATION
- GREAT YIELD POTENTIAL
- CHAIN FREE

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BRG109620



Property Ref:
BRG109620 - 0002

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