



17 Southover Road, Bognor Regis

Guide Price £270,000

17 Southover Road

- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- Modernised 3 Bedroom Cottage
- 2 Reception Rooms
- Modern Character Kitchen with Integrated Appliances
- Refitted Bathroom
- Quiet Cul-de-Sac Location
- Low Maintenance Rear Garden
- Annual Yield of Circa 6.6%

Situated in a quiet cul-de-sac location, the property blends traditional charm with contemporary finishes throughout. The accommodation comprises two spacious reception rooms, providing flexible living and dining options to suit a variety of needs. The modern character kitchen is thoughtfully designed with integrated appliances, creating a stylish and functional space.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families or sharers. The refitted bathroom features contemporary fixtures and elegant tiling, ensuring a high standard of comfort.

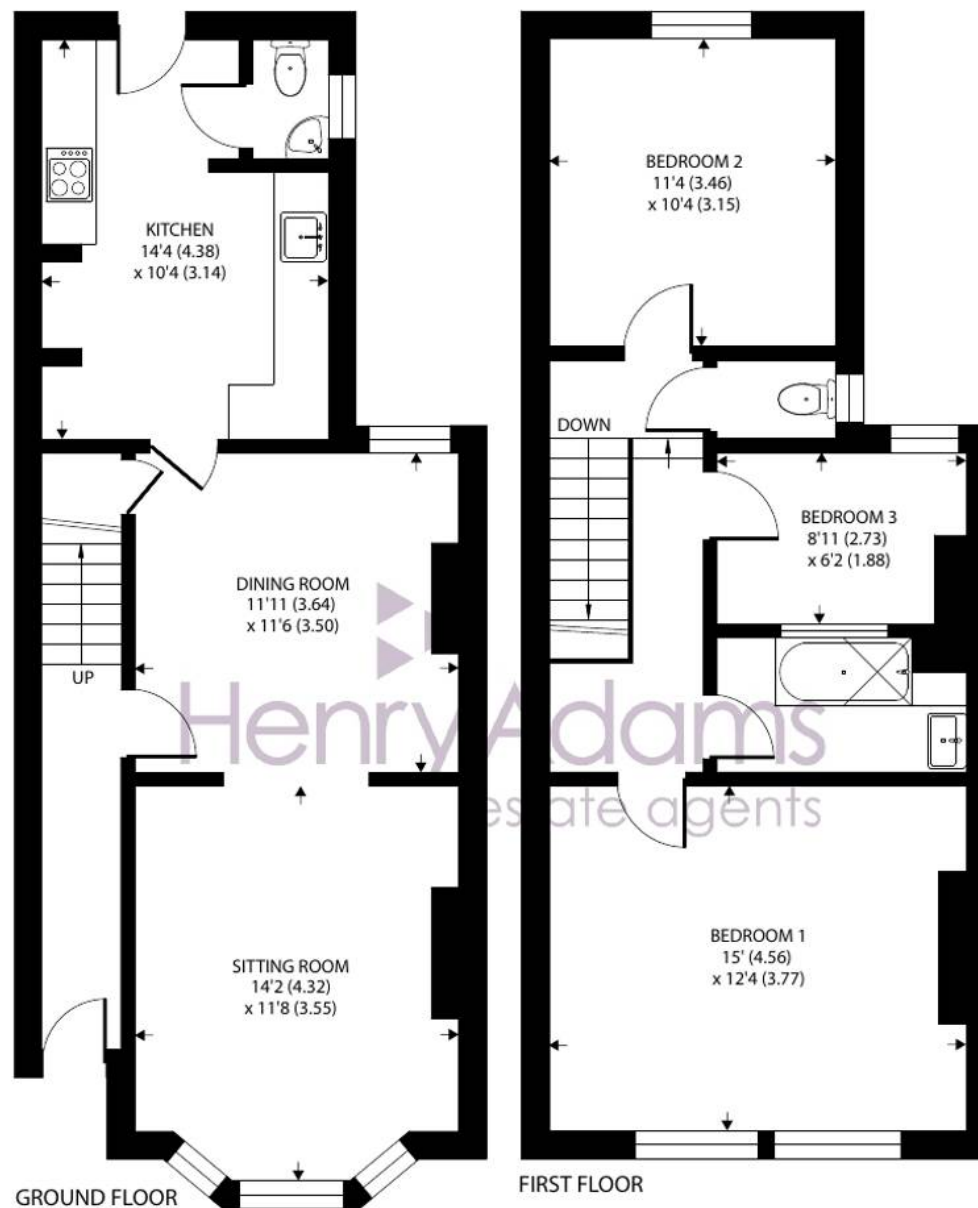
The property also benefits from a low maintenance rear garden (ideal for busy lifestyles or tenants seeking easy upkeep). With its sought-after setting, modern upgrades, this property represents an ideal addition to any investment portfolio or for first time buyers alike.

Early viewing is highly recommended to appreciate the quality.









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Approximate Area = 1039 sq ft / 96.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1487343

*Please note, this property is currently achieving £18,000 per annum in rental income and would achieve circa 6.6% yield based on the guide price of £270,000 should an Investor look to purchase.

Southover Road is a cul-de-sac of traditional cottages set in the heart of the seaside town of Bognor Regis, within walking distance of the mainline railway station with services to London Victoria and the South Coast. Bognor Regis offers precinct shopping facilities with a range of cafes, bars and restaurants, the award winning beach and promenade.

What3Words ///gross.region.burst

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.