



Valhalla High Street, Bognor Regis - PO21 1HA

Guide Price £425,000 - FREEHOLD - CHAIN FREE



STRIDE & SON

Valhalla

High Street, Bognor Regis

Valhalla is a substantial Grade II listed, stucco-fronted end-of-terrace period house occupying a prominent corner position at the junction of High Street and Lyon Street, within a mixed residential and commercial central coastal setting.

The property comprises a large main residence, together with an attached ground-floor retail unit and a self-contained flat above, all physically connected and arranged around a generous rear courtyard with parking and outbuildings as well as a flint wall enclosed garden.

The property is offered for sale for the first time in several decades, having remained in the ownership of successive generations of the same family.

- Grade II listed end-of-terrace period house
- Prominent corner position on High Street
- Main house arranged over three floors
- Ground-floor retail unit with flat above
- Rear courtyard with parking and outbuildings
- Walled front and rear gardens
- Significant refurbishment potential
- Central town and coastal location







ACCOMMODATION:

The main house is arranged over three floors beneath a pitched slate roof and retains a number of notable architectural and period features that contribute to its listed status, including a three-storey curved bay with sash windows, a distinctive decorative metal canopy with first-floor balcony, crenelated detailing, tall brick chimney stacks, and flint and brick boundary walls.

Internally, the accommodation is extensive but the property is in poor overall condition, requiring complete modernisation and comprehensive refurbishment throughout. Works are likely to include re-roofing, rewiring, replacement of plumbing and heating systems, and extensive remedial works, all subject to the necessary listed building consents.



Despite its condition, the house retains original elements such as fireplaces, ceiling detailing and window shutters, which offer significant scope for sensitive restoration.

OUTSIDE:

Externally, the property benefits from a walled front garden with lawn and planting. Vehicular and pedestrian access is available from Lyon Street, leading via an archway to a large enclosed rear courtyard providing parking for several vehicles and access to a range of ancillary outbuildings.

Beyond the courtyard is a separate rear garden, predominantly laid to lawn and enclosed by flint walls.

The attached commercial unit is accessed from Lyon Street and the rear courtyard and is arranged over the ground floor only. Above, the self-contained flat is accessed independently from Lyon Street and is arranged as a maisonette over three floors.

These elements provide flexibility for mixed-use, income-producing or investment purposes but are physically connected to the main dwelling.



LOCATION:

Valhalla is situated on Bognor Regis High Street, close to a wide range of shops, cafés and amenities and within easy walking distance of the seafront and promenade.

Bognor Regis mainline railway station provides regular services to London Victoria, while the nearby A27 offers convenient road access to Chichester, Worthing and Brighton.

Council Tax Band: Band E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

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Approximate Gross Internal Area = 507.3 sq m / 5460 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 14 sq m / 151 sq ft

Total = 521.3 sq m / 5611 sq ft



☐ = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings, before making any decisions reliant upon them.



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