



**Modern  
Auction**

**£200,000**

**Freehold**

5x  1x  4x 

**Chichester Road,  
Bognor Regis, West  
Sussex PO21**

**cubitt & west**  
Helping you move forwards



## Main features

- **Cash buyers only**
- **Formerly used as a takeaway - usage and council tax will need to be re-evaluated**
- **For sale by Modern Auction - T & C's apply**
- **Subject to an undisclosed Reserve Price**
- **Buyer's fees apply**

## Accommodation

### GROUND FLOOR

- Shop: 16'4 x 11'7 (4.98m x 3.53m)
- Kitchen: 25'2 x 9'5 at widest point (7.68m x 2.87m)
- Hall
- Lounge: 13'4 x 11'2 at widest point (4.07m x 3.41m)
- Dining Room: 10'8 x 10'8 (3.25m x 3.25m)
- Store Room: 9'8 x 7'8 (2.95m x 2.34m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'3 x 11'2 at widest point (4.04m x 3.41m)
- Bedroom 2: 11'2 x 8'2 (3.41m x 2.49m)
- Bedroom 3: 11'7 at widest point x 10'0 (3.53m x 3.05m)
- Bedroom 4: 11'9 at widest point x 9'2 at widest point (3.58m x 2.80m)
- Bedroom 5: 11'6 x 6'0 at widest point (3.51m x 1.83m)
- Sitting Room: 8'6 x 5'6 at widest point (2.59m x 1.68m)
- Bathroom

### OUTSIDE

- Covered Courtyard Area
- Outside Toilet

**Ground Floor**  
Approx. 76.4 sq. metres (822.2 sq. feet)



**First Floor**  
Approx. 69.5 sq. metres (747.9 sq. feet)



**Call Bognor - 01243 867632 ■ cubittandwest.co.uk**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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