



**Land at the  
Former Rising Sun  
Chichester Road  
Bersted  
Bognor Regis  
PO21 5AN**

Guide Price  
£630,000 Freehold

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**STRIDE & SON**

Established 1890



## Site with planning permission for 6 dwellings.



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EPC

TBC



### DESCRIPTION:

A well-located development site with planning permission (BE/57/22/PL) for six new residential dwellings. The site briefly comprises as follows:

A terrace of three houses:

House 1: (End of Terrace, 893 sq. ft.)

Ground floor: Open plan living room/dining room/kitchen, storage cupboard, WC and utility room. First floor: Two spacious double bedrooms and a family bathroom. Outside: Spacious garden and allocated parking.

House 2: (Mid Terrace, 1054.87 sq. ft.)

Ground floor: Open plan living room/dining room/kitchen, storage cupboard, WC and utility room. First floor: Two spacious double bedrooms, a single bedroom and a family bathroom. Outside: Spacious garden and allocated parking.

House 3: (End of Terrace, 893 sq. ft.)

Ground floor: Open plan living room/dining room/kitchen, storage cupboard, WC and utility room. First floor: Two spacious double bedrooms and a family bathroom. Outside: Spacious garden and allocated parking.

A terrace of three houses

House 1: (End of Terrace, 1162.51 sq. ft.)

Ground floor: Entrance hall, open plan living room/dining room/kitchen, two storage cupboard and a WC. First floor: Three spacious double bedrooms and a family bathroom. Outside: Spacious garden and allocated parking.

House 2 (Mid Terrace, 1162.51 sq. ft.)

Ground floor. Entrance hall, open plan living room/dining room/kitchen, two storage cupboard and a WC. First floor: Three spacious double bedrooms and a family bathroom. Outside: Spacious garden and allocated parking.

House 3 (End of Terrace, 1162.51 sq. ft.)

Ground floor: Entrance hall, open plan living room/dining room/kitchen, two storage cupboard and a WC. First floor: Three spacious double bedrooms and a family bathroom. Outside-spacious garden and allocated parking.

N.B. The planning permission also allows for cycle storage, bin store and associated landscape works.

In all, the site extends to approximately 0.48 of an acre (0.16 hectares) 1955.80 sq. metres

All areas are approximate, and all plans are for identification purposes only. Prospective purchasers should make their own enquiries to the proposed dimensions of the houses and the size of the site.

N.B. The main entrance to the site is from Chichester Road to the north of an existing entrance to Tesco. We understand the bus stop would be replaced.

N.B. According to the Arun District Council website the total CIL payable is £58,097.22



## LOCATION:

The site is located in Bersted, a popular area on the outskirts of Bognor which has a large new housing estate, Bersted Park, 2 primary schools, a range of local shops, a Church and easy access via bus links to Bognor town centre some 2 miles distant. The seaside town of Bognor boasts a wealth of larger shops, supermarkets, promenade and pier and is a popular holiday destination come the summer months.

Chichester's main shopping precinct some 6 miles to the north offers an excellent range of independent shops as well as those with national brands, restaurants and bars. The Cathedral is also located in the city centre along with the Pallant House Gallery, renowned Festival Theatre and a train station with services along the coast and to London Victoria.







#### DIRECTIONS

Leave Chichester to the south on the B259 towards Bognor Regis. At the first roundabout take the 2nd exit and continue along the B259. At the next roundabout take the 3rd exit signposted Bersted. Follow the road for approximately half a mile and at the Royal Oak/Pink Pub double roundabout continue on the B259 signposted to Bognor Regis. After a short distance the entrance to the site will be found on the right hand side of the road just before Tesco Express.

#### CONTACT

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