



# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£400,000

Freehold

Longford Road, Bognor Regis, PO21 1AQ



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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## What the agent says... “ ”

This centrally located substantial family home is conveniently placed for the amenities of Bognor Regis, including the mainline station and high street shops. The property has fantastic potential for use as a B&B, HMO or for conversion into multiple units, subject to the appropriate licence or planning permission. Nevertheless, the property also makes an attractive family home, and it would work wonderfully for large families or those looking to accommodate multi-generational living.

Dating from around the 1900's, the property benefits from many character features of the period including large rooms, bay windows, tall ceilings, and huge staircases.

The internal accommodation comprises a porch and grand entrance hall, a sitting room, family room and dining room and an open plan kitchen and breakfast room with a larder cupboard. A rear hall leads to the downstairs cloakroom, separate shower room and the courtyard garden. To the first floor there are three generous double bedrooms and a fourth single bedroom, served by a bathroom and separate cloakroom. On the top floor there is another huge bedroom and a small kitchenette

coming off the landing. A low door leads into eaves storage (with restricted head height) and access into an attic room, which is an excellent space, although this is unlikely to meet modern regulations without modifications.

Externally, the property has a paved front garden surrounded by a low wall and a long driveway leading to a small rear patio garden.

The property lends itself well to those who need lots of space and want easy access to the town and would be suitable for investors and homeowners. The seller has found a vacant property to purchase which could make this a quick purchase with a small chain. Viewings are recommended to appreciate all this property has to offer.



- Three Reception Rooms
- Five Bedrooms
- Eaves Storage & Attic Room
- Flexible Accommodation
- Potential for Investment
- Town Centre Location



## Accommodation

### Ground Floor

Porch: 6' 0" x 5' 9" (1.84m x 1.77m)  
 Hallway: 21' 3" x 5' 11" (6.49m x 1.81m)  
 Sitting Room: 13' 10" x 13' 6" (4.24m x 4.14m)  
 Family Room: 16' 4" into bay x 12' 10" (4.99m x 3.93m)  
 Kitchen / Breakfast Room: 17' 0" x 11' 0" (5.19m x 3.36m)  
 Dining Room: 12' 10" x 11' 0" (3.93m x 3.36m)  
 Rear Hall: 6' 7" x 4' 7" (2.02m x 1.40m)  
 Cloakroom: 6' 5" x 2' 9" (1.98m x 0.85m)  
 Shower Room: 5' 10" x 4' 10" (1.78m x 1.49m)

### First Floor

Landing: 25' 0" x 6' 11" (7.64m x 2.11m)  
 Bedroom 1: 13' 11" x 13' 8" (4.25m x 4.17m)  
 Bedroom 2: 16' 4" into bay x 12' 10" (4.99m x 3.92m)  
 Bedroom 3: 14' 2" x 11' 1" (4.34m x 3.39m)  
 Bedroom 4: 8' 4" x 5' 10" (2.55m x 1.79m)  
 Bathroom: 9' 4" x 7' 5" (2.85m x 2.27m)  
 Cloakroom: 4' 8" x 3' 10" (1.43m x 1.17m)

### Second Floor

Landing: 9' 3" x 6' 2" (2.83m x 1.89m)  
 Bedroom 5: 13' 6" x 12' 11" (4.13m x 3.94m)  
 Kitchenette: 6' 0" x 3' 1" (1.84m x 0.96m)  
 Attic Room: 7' 5" x 10' 11" (2.27m x 3.33m)

Council Tax:

