



142 Aldwick Road, Bognor Regis

An investment opportunity to purchase five flats within the same Freehold building, all currently tenanted.



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C-E

- ▶ Investment Opportunity
- ▶ Convenient Location
- ▶ Freehold
- ▶ Rear Parking
- ▶ Five Flats
- ▶ Double Glazing and Electric Heating
- ▶ Rental Yield of 8.75%

The property comprises of two, one bedroom ground floor flats, one, one bedroom first floor flat and one studio flat, and one two double bedroom flat on the second floor.

Flat 1 is on the ground floor and enjoys a southerly aspect, from communal hallway, personal door to the sitting/kitchen with bay window, double bedroom and bathroom with WC. Benefiting from double glazing and electric heating. EPC-D - Council Tax Band: A

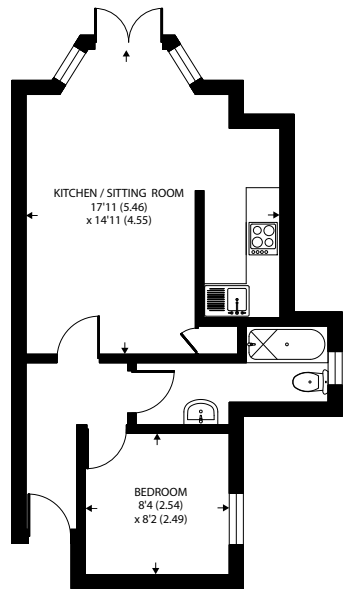
Flat 2 is located on the ground floor, with door from the communal hallway, inner hallway with doors to open plan sitting room/kitchen with double doors to the outside rear, double bedroom and bathroom with WC. The property has double glazing and electric heating. EPC-E - Council Tax Band: A

Flat 3 is located on the first floor, door to sitting room with feature bay window, opening to the kitchen area, double bedroom with door to the bathroom with WC. Having double glazing and electric heating. EPC- D - Council Tax Band: A

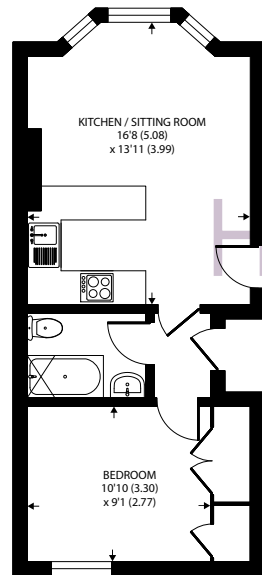
Flat 4 is located on the first floor with door to inner hallway and through to the sitting/bedroom, kitchen and bathroom with WC. Having double glazing and electric heating. EPC- C - Council Tax Band: A

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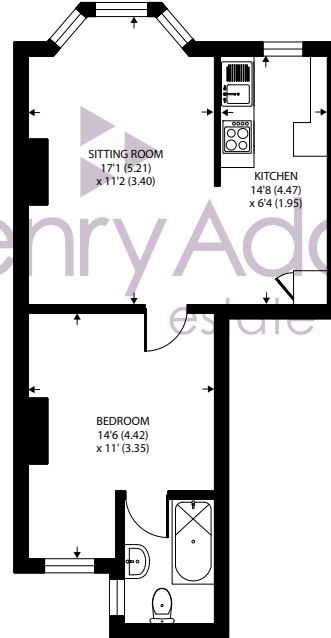




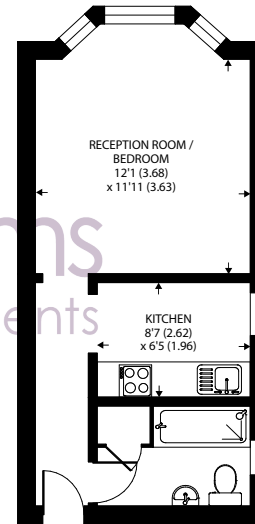
FLAT 1



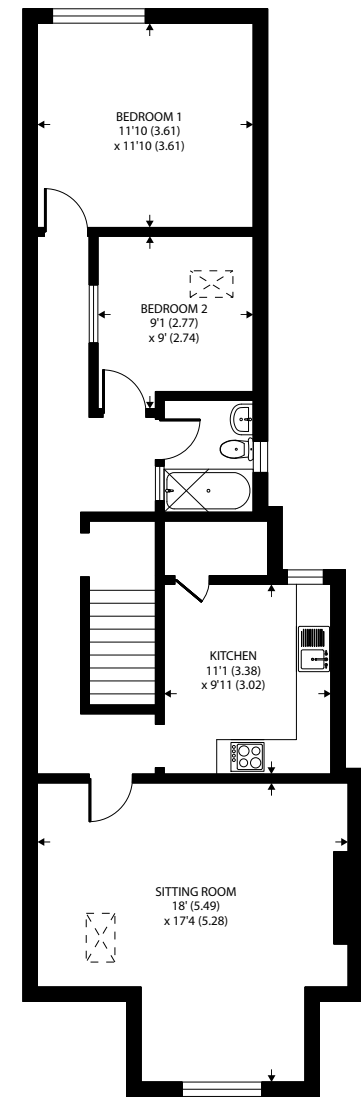
FLAT 2



FLAT 3



FLAT 4



FLAT 5

Approximate Area = 2451 sq ft / 227.6 sq m

For identification only - Not to scale



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.

Flat 5 is located on the second floor and has some height restriction with door to inner hallway with loft access, sitting/dining room, kitchen, two bedrooms and bathroom with WC. EPC-D - Council Tax Band: B

A viewing is recommended and it is noted that these flats would benefit from being updated apart from flat 2 which has been updated in recent times.

Location

The town centre of Bognor Regis is about half a mile to the east, close to the Aldwick Road parade of shops which includes a Tesco express. The property is within walking distance to the beach, promenade and pier of the traditional seaside town of Bognor Regis, with its mainline railway station to London Victoria, precinct shopping facilities and range of cafes, bars and restaurants.

NOTE: The photographs are a selection of the flats.

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11/09/24

