Flude
PROPERTY CONSULTANTS

SEASIDE RESORT GUEST HOUSE
FREEHOLD FOR SALE
OFFERS INVITED IN THE REGION £749,950

FOR SALE

ARUN DISTRICT COUNCIL BR/29/22/PL

Trevali Guest House
Belmont Street, Bognor Regis, West Sussex PO21 1LE

Key Features

- Located in popular South Coast destination just off the Seafront & close to Town Centre
- Close to Butlin's Bognor Regis Resort
- Fully operational Guest House
- 7 en-suite letting rooms
- Garden to rear
- Some on-site parking
- Additional owners accommodation
- Freehold For Sale at a guide price of £749,950

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Location & Situation

Bognor Regis is an affluent and popular resort town in West Sussex located on the south coast approximately 55 miles south west of London 24 miles west of Brighton and six miles south east of Chichester.

Bognor Regis Railway Station offers direct and regular services to London Victoria with a fastest time of 1 hour and 40 minutes. The station provides regular services to Brighton with a journey time of approximately 45 minutes and Chichester is accessed within 15 minutes both requiring one change.

Accommodation

Ground floor

- Entrance lobby
- 1 x En-suite letting room
- Former dining room/old letting room, with access onto a conservatory
- 1 x Large kitchen
- Utility room / laundry room
- Office

First floor

- 4 x En-suite letting rooms
- Bathroom
- Potential for an additional en suite letting room

Second floor

- 2 x En-suite letting rooms

Rateable Value

Rateable Value 2017: £13,250

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property to have an EPC rating of C (63).

Planning

The property has historically been used as a guest-house, therefore we believe this would be classed as a C1.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

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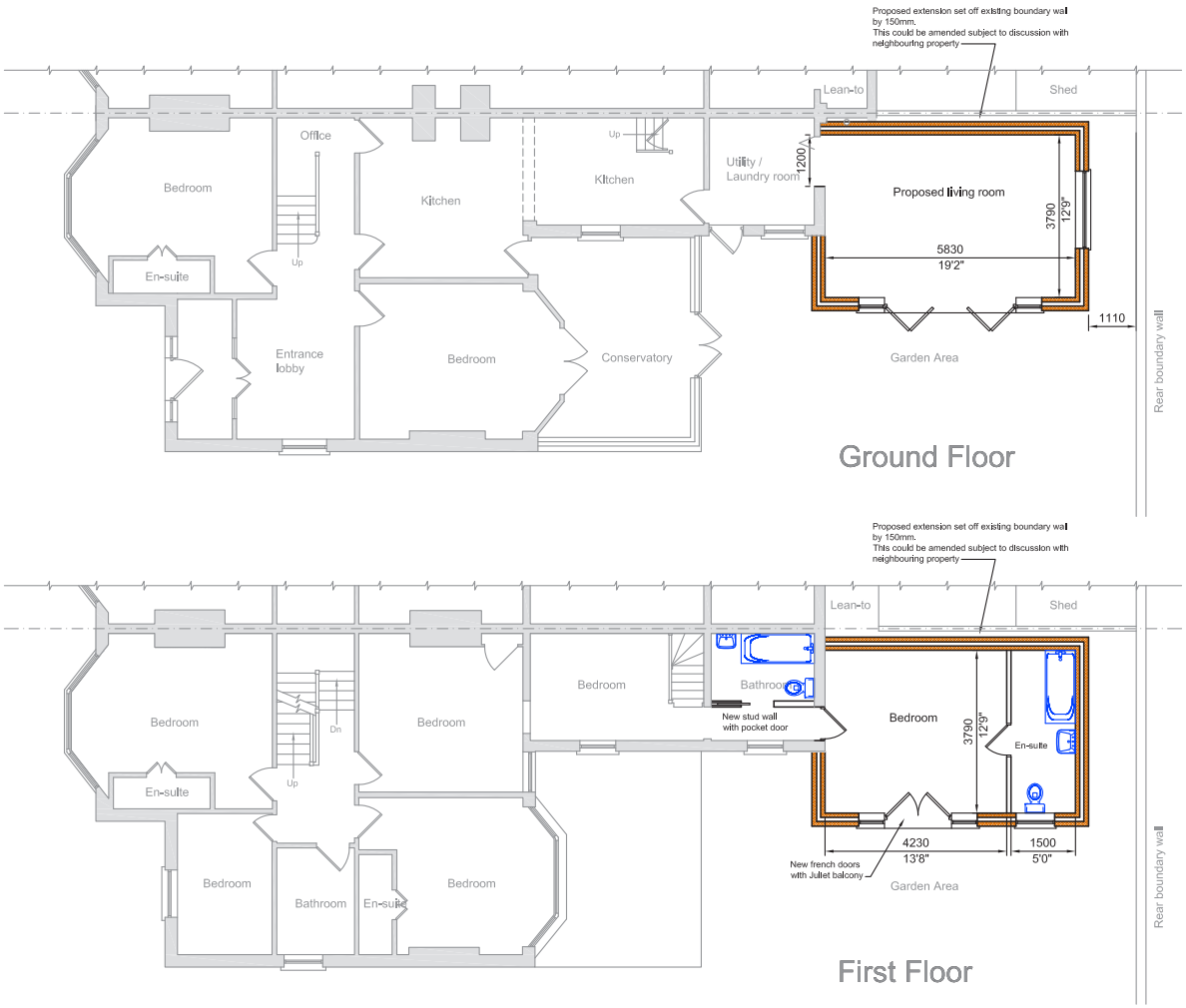
FLOOR PLAN For identification purposes only



ACE DESIGNS	Architectural & Civil Engineering Design 143 Station Road, Liss, Hants. GU33 7AJ Tel 01730 894988 Fax 01730 891165 e-mail: enquiries@acedesigns-ltd.co.uk www.ace-designs.co.uk	Job Title Proposed rear extension at Trevali Guest House, Belmont St, Bognor Regis	Client Trevali Guest House	Scale 1:100 @ A3	Date Oct 15	Designed GG
		Drawing Title Plans as proposed Sheet 1 of 2		Drawn EV	Checked GG	Approved
				Job No 150902	Drawing No 150902 / 05	Rev E

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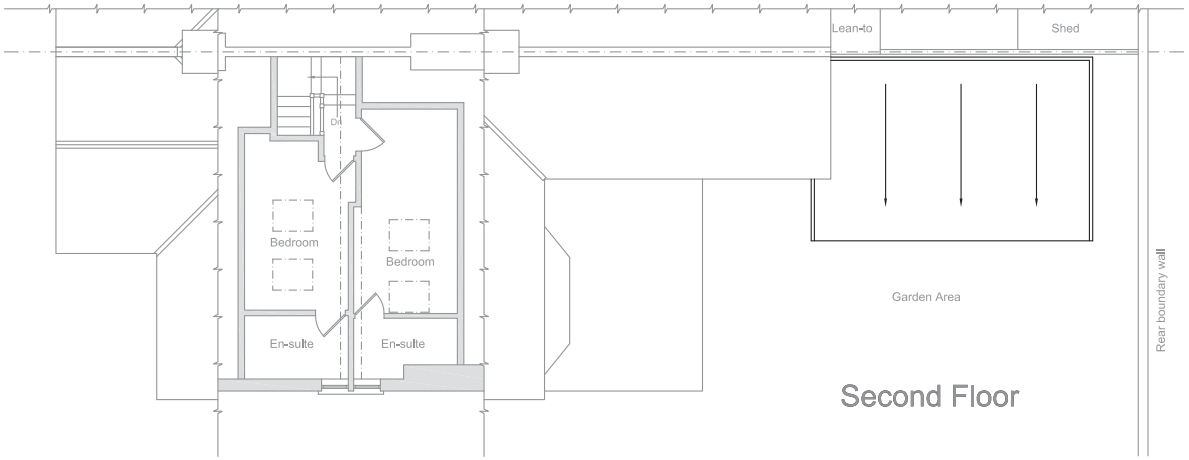

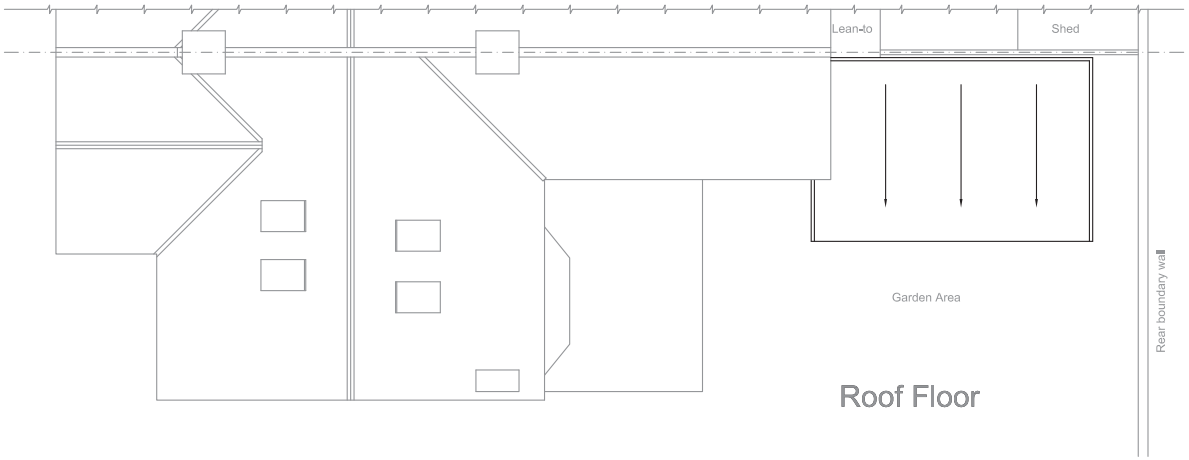

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Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £749,950.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.

Flude
PROPERTY CONSULTANTS

Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
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01273 727070

Aaron lees
a.lees@flude.com
01273 727070

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

December 2021

PAI RICS