



Selwood Lodge

93 Victoria Drive, Bognor Regis, West Sussex PO21 2DZ

Tenure - **Freehold**

Guide Price - **£710,000**

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Leisure Property Specialists

Summary

- Popular West Sussex holiday destination
- 6 en suite guest bedrooms
- 3 bedroom owners accommodation
- Dining/breakfast room (20)
- Lounge bar
- Poolroom
- Extensive rear garden
- Potential for alternative use (STPP)
- <https://www.selwoodlodge.com/>

Description

An attractive and detached brick built property which we understand was built in 1894. The property is two storey, all under pitched tiled roofs with part hung tile, part painted and part pebble dash elevations with forecourt to front, car parking to the right and large level mature gardens.

Viewing

Strictly by appointment only through Fleurets south office on 01273 429 500.



Location

Selwood Lodge is situated on the west side of Victoria Drive between Linden Road and the main B2259, close to the seafront, town centre and Bognor Regis railway station. The property is also close to the football club, Bognor Regis museum, Hotham Park and Bognor Regis War Memorial hospital and University of Chichester.

The town of Bognor Regis is to the south east of the cathedral city of Chichester on the south coast, between Pagham and Littlehampton and to the south of the main south coast road (A27).

In addition to the places of interest and attractions in Bognor Regis, other places within the area include the villages of Felpham, Middleton on Sea and Pagham. Felpham is where the famous poet, William Blake, once lived and Blake's cottage can still be seen to this day. Middleton on Sea is a quiet picturesque village, about 3 miles from the town centre of Bognor Regis. Pagham, which is located to the west of the town centre is home to the Pagham Harbour Nature Reserve, where there are lovely walks to be had and great views across the harbour and surrounding area.



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The Business

This family run guest house has been in the same ownership for the last 45 years and benefits from a strong reputation both locally and regionally. This is a genuine retirement sale and therefore there is scope to grow the business by operating throughout the year, creating further letting bedrooms and opening up for evening meals. The guest house has constant repeat business throughout the year whilst benefitting from an influx of holiday makers to the area in the summer months.

We have been provided with accounts which are available to genuinely interested parties following a formal inspection of the property.



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Accommodation

Letting accommodation

There are 6 en suite (shower) bedrooms arranged over the first floor as follows.

Room 1 – double bedroom

Room 2 – family bedroom

Room 3 – twin/double bedroom

Room 4 – single bedroom

Room 5 – single bedroom

Room 6 – twin/double bedroom

Owners accommodation

3 bedroom owners accommodation to include kitchen, utility room, bathroom and ancillary storage areas arranged over the ground floor.

Public areas

Entrance hall

Dining/breakfast room (20)

Lounge bar

Games/pool room

Ladies and gentlemen's W.C's

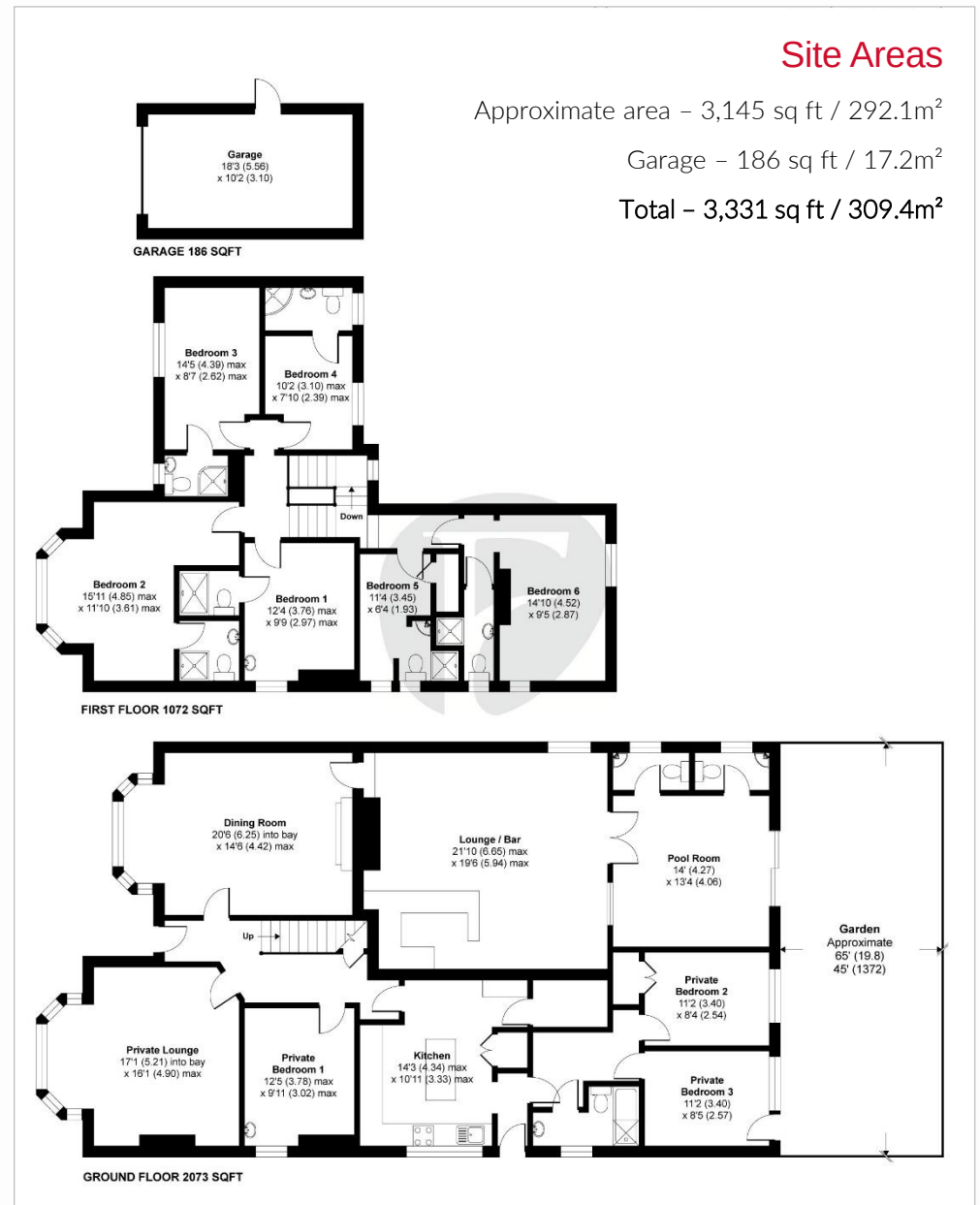
Large rear lawned garden with patio. To the right hand side of the property there is a limited car parking area and garage.

Site Areas

Approximate area – 3,145 sq ft / 292.1m²

Garage – 186 sq ft / 17.2m²

Total – 3,331 sq ft / 309.4m²



This plan has been provided for indicative purposes only.

Tenure

Freehold with vacant possession on completion.

Business Rates & Council Tax

The property is in an area administered by Arun Council. The 2017 Rateable Value has been assessed at £8,100. 100% small business rates relief might apply to this property

The domestic accommodation is within Band A for council tax purposes.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on the premises:

Monday - Sunday 00.00 to 23.59

Planning

We have made enquiries with the local authority and can confirm the property is not listed and does not lie within a conservation area. For further information please contact the local authority.

EPC

The property has an EPC rating of B.

Services

We are informed the property benefits from all mains services.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.





For further information please log onto **fleurets.com** or give Nick a call.



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