



FOR SALE

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





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

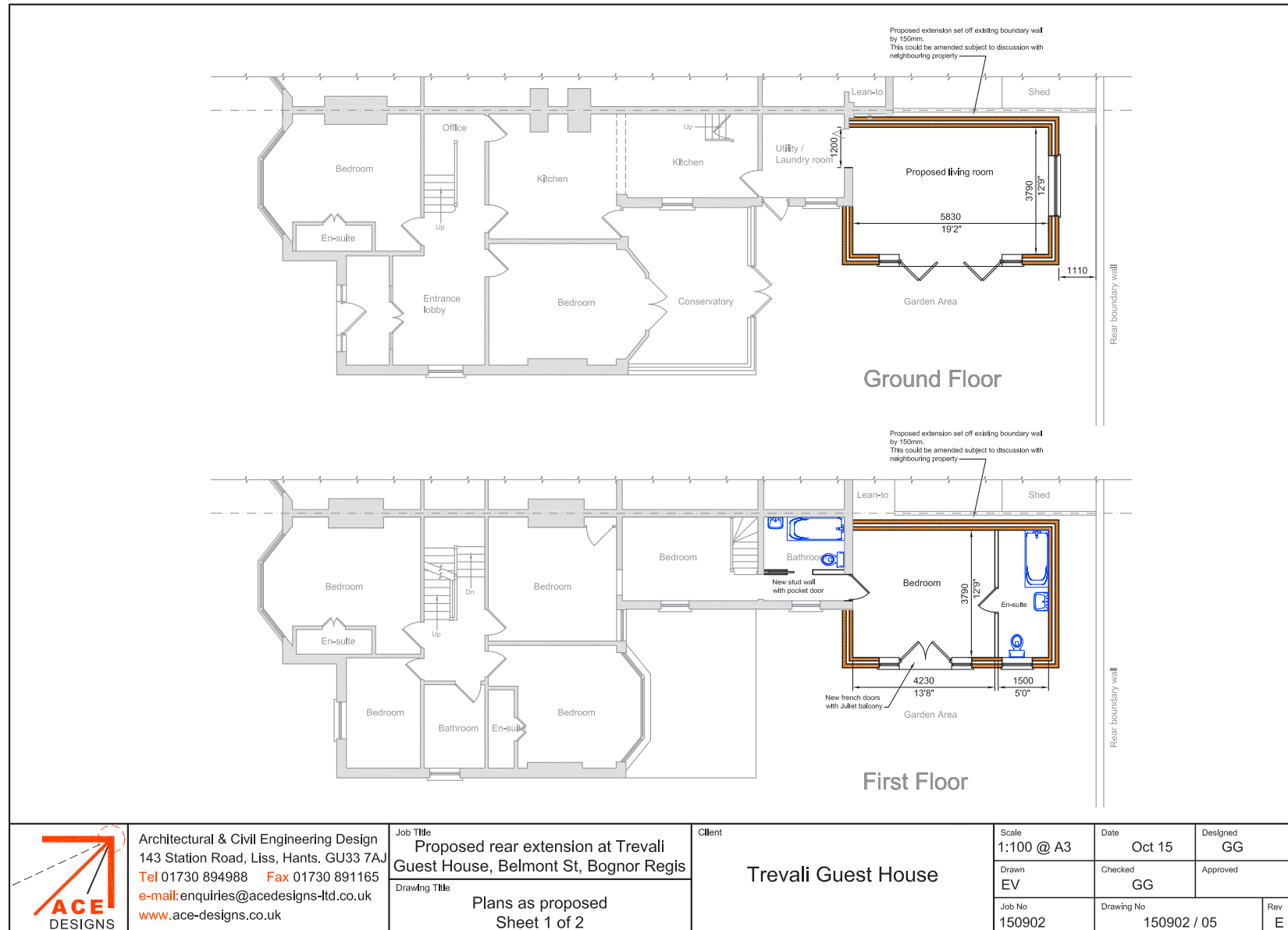
The property has historically been used as a guest-house, therefore we believe this would be classed as a C1.

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





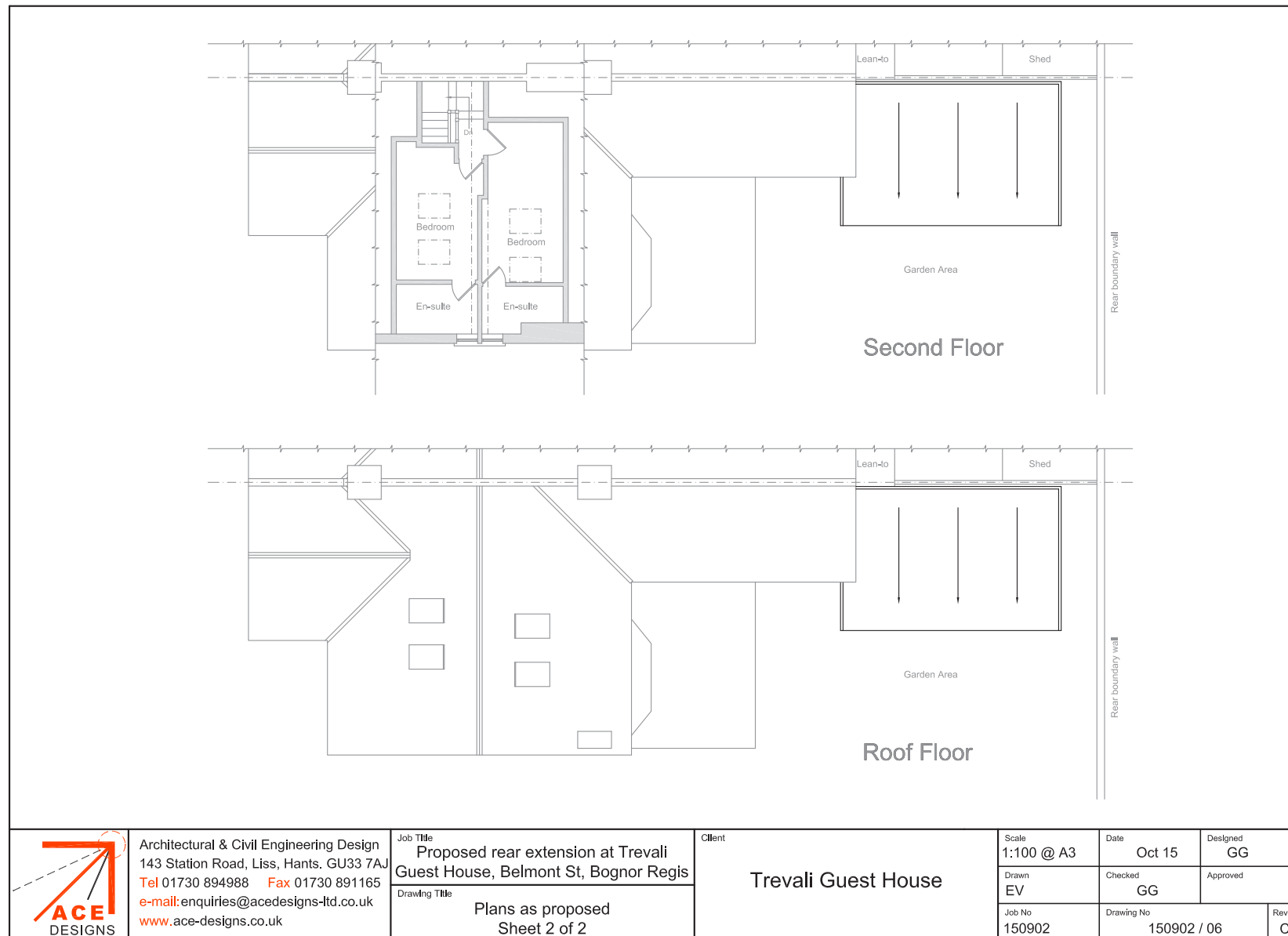
FLOOR PLAN For identification purposes only



ARUP DISTRICT COUNCIL BN/12/16PL



FLOOR PLAN For identification purposes only



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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.



Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com	

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December 2021

