



FOR SALE

**3 Felpham Road, & Land North Side Upper Bognor Road
Bognor Regis, West Sussex, PO22 7AS**



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Key Features

- Located in Bognor Regis which is an affluent and popular resort town in West Sussex
- Situated one mile to the east of Bognor Regis town centre near to Butlins and the sea
- Ground Floor vacant former Takeaway Premises totalling 658 sqft
- Two Bedroom Maisonette totalling 734 sqft with garden
- Grassed area to the south of the main property comprising over 5,000 sqft offering additional green space or development potential (STP)
- Of Interest to Owner Occupiers, Developers and Investors
- Low RV that would allow nil business rates to qualifying commercial occupiers
- Price: £215,000





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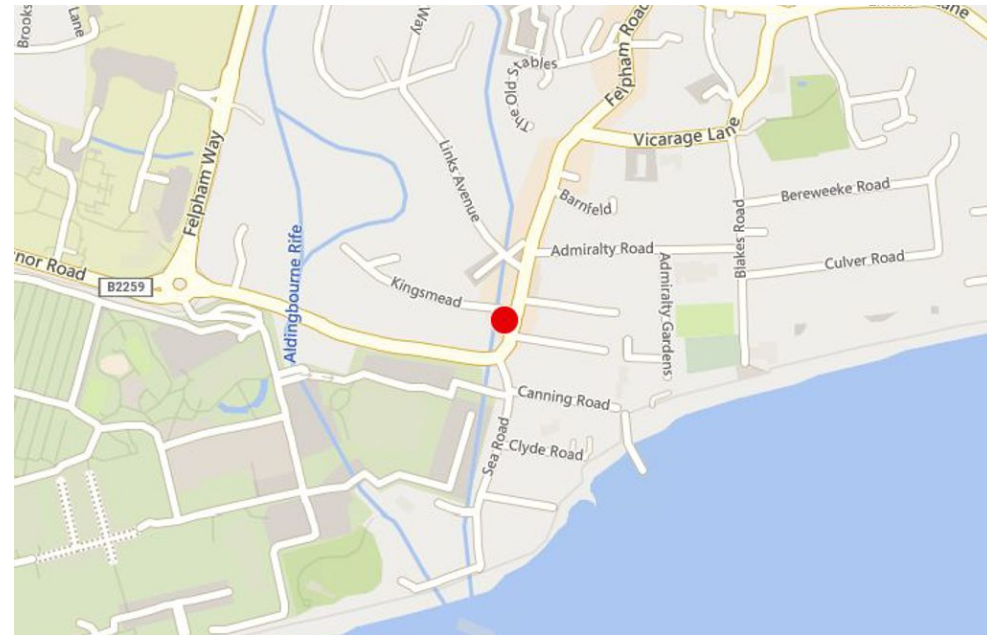
Location & Situation

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

The town benefits from excellent transport links with easy access to the A259 which links Bognor Regis to the A27 (seven miles north of the town) and therefore the wider national road network.

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.

The subject property is situated about one mile to the east of Bognor Regis town centre, on the western side of Felpham Road in Felpham. It forms part of a small neighbourhood shopping parade, with other commercial and residential uses being prominent in the vicinity.





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Description

The subject property comprises a detached building, traditionally constructed over two storeys, plus attic. Elevations are in painted brick, incorporating windows that are a mixture of timber and UPV construction.

Internally, the building is presently configured as a vacant former takeaway premises on the ground floor which is arranged as a counter and waiting area to the front, with a kitchen, prep rooms and WC's to the rear.

A two-bedroom maisonette forms the remainder of the ground floor, plus the first and second floors. It has its own dedicated entrance from the side (south) elevation, and benefits from gas central heating and mains electric and water supply. Externally, there is a good sized garden to the rear of the property.

To the south is a greenfield parcel of land, of an irregular shape and uneven ground conditions. The boundaries are fenced, and the ground is predominantly grass.





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Rateable Value

We have made enquiries regarding the present rating assessment for the commercial element of the property, as follows:

Address: 3 Felpham Road, Bognor Regis, West Sussex PO22 7AS

Description: Shop & Premises

Rateable Value: £5,400

The Council Tax Band for the maisonette is set out as follows:

Address: 3 Felpham Road, Bognor Regis, West Sussex PO22 7AS

Council Tax: Band A

EPC

Ground Floor Shop: C-53

Maisonette: D-65





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Terms

We have been instructed to market the property with the benefit of vacant possession and quote a price of £215,000 for the freehold interest.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

Noah Minchell
n.minchell@flude.com
01243 217302

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.

17 September 2025

