



Flats 1-3 Longford Road, Bognor Regis, West Sussex, PO21 1AA

Guide Price £350,000

Discover a superb investment opportunity in this prime property located in the heart of Bognor Regis. Currently yielding £2,165 per month in rental income, with potential for future increases, this investment promises stable returns. Recent renovations ensure modern comforts and aesthetics, minimising maintenance concerns for hassle-free ownership. The most notable upgrades include new gas boilers to all flats as well as new double glazing throughout.

Situated near the mainline railway station and just a short stroll from the picturesque Bognor Regis beach, this property boasts a desirable location. Two dedicated parking spaces at the rear provide added convenience for tenants, enhancing the property's appeal.

Area Highlights:

Transport Links: Easy commuting options via the mainline railway station.

Leisure Amenities: Explore Bognor Regis's sandy beaches and recreational activities.

Local Attractions: Cultural venues, dining spots, and shopping destinations within easy reach.

Whether you're an investor seeking a lucrative addition to your portfolio or a discerning buyer looking for a promising opportunity, this investment block in Bognor Regis is not to be missed. Contact us today to schedule a viewing or to request further information relating to the current assured shorthold tenancies currently in place.



Tenure
Freehold

Flat 1 – Ground floor 2-bedroom flat

EPC – D

Rental Income – £825 pcm

Council Tax Band - B (Arun District Council)



Flat 2 – First floor 1 bedroom flat

EPC – C

Rental Income – £695 pcm

Council Tax Band – A (Arun District Council)



Flat 3 – First & Second Floor Studio

EPC – D

Rental Income - £645 pcm

Council Tax Band – A (Arun District Council)



5, Longford Road, PO21 1AA

Approximate Gross Internal Area = 153.1 sq m / 1648 sq ft
(Including Communal Area)



Ground Floor

First Floor

Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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