

**4 WEEK COMPLETION**



**SITUATION**

Located close to the corner of Elm Grove in this pleasant residential area only a few minutes’ walk from the local shopping and restaurants in Aldwick Road, within easy reach of the Seafront and under 1 mile from the Town Centre and Pier.

Bognor Regis is a popular south coast seaside resort midway between Portsmouth and Worthing only 6 miles from Chichester and 8 miles from Arundel.

**PROPERTY**

An attractive detached double fronted property formally used as a care home and planned on ground, first and second floors with front and rear gardens.

**There is clear potential to convert the property either back into a Family House or into Flats, subject to Planning.**

**ACCOMMODATION**

**Ground Floor**

3 Reception Rooms, Kitchen, Utility Room, Conservatory, sep WC

GIA Approx 1,180 sq ft

**First Floor**

5 Bedrooms, Bathroom/WC, sep WC

GIA Approx 750 sq ft

**Second Floor**

2 Bedrooms

GIA Approx 350 sq ft

**Total GIA Approx 2,280 sq ft**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Former Care Home with Residential Potential**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR’S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts