



WHITLOCKS
ESTATE AGENTS

63 Annandale Avenue, Bognor Regis
In Excess of £475,000



No Forward Chain - Potential for Further Development

Whitlock's Estate Agents are delighted to bring to the market this exciting opportunity to purchase a Detached House positioned on a large plot offering the opportunity for further developments and improvements subject to planning permission.

Upon entering the property you are greeted by a large Reception room leading you through to the fitted Kitchen, there is also a separate Lounge, two Studies / Bedrooms as well as a Bathroom. On the first floor, there is four Bedrooms as well as a W/C.

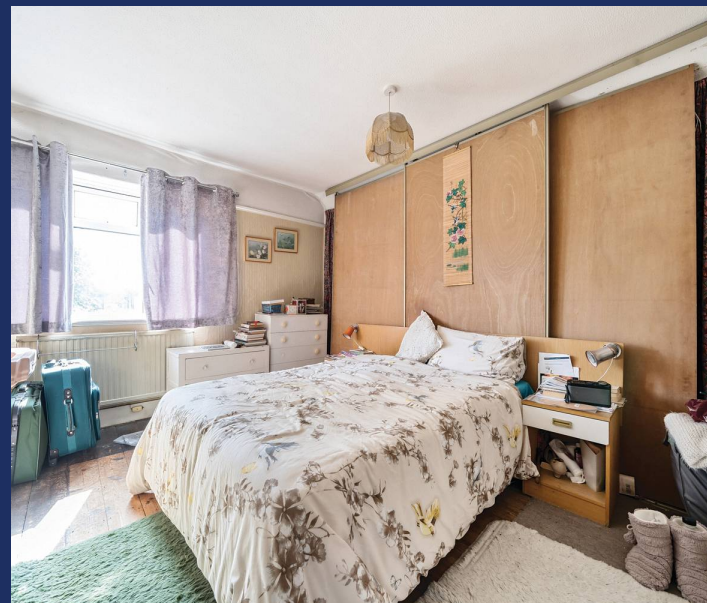
Outside to the rear, there is a small paved Garden with direct access to the large Garage / Workshop.

To the front of the property, there is plenty of off-road parking for several vehicles as well as a lawned area.

The plot is approximately 722 square metres.

Located within a short walk to Bognor Regis Town Centre, Train Station, and Hotham Park.

Viewing is essential!

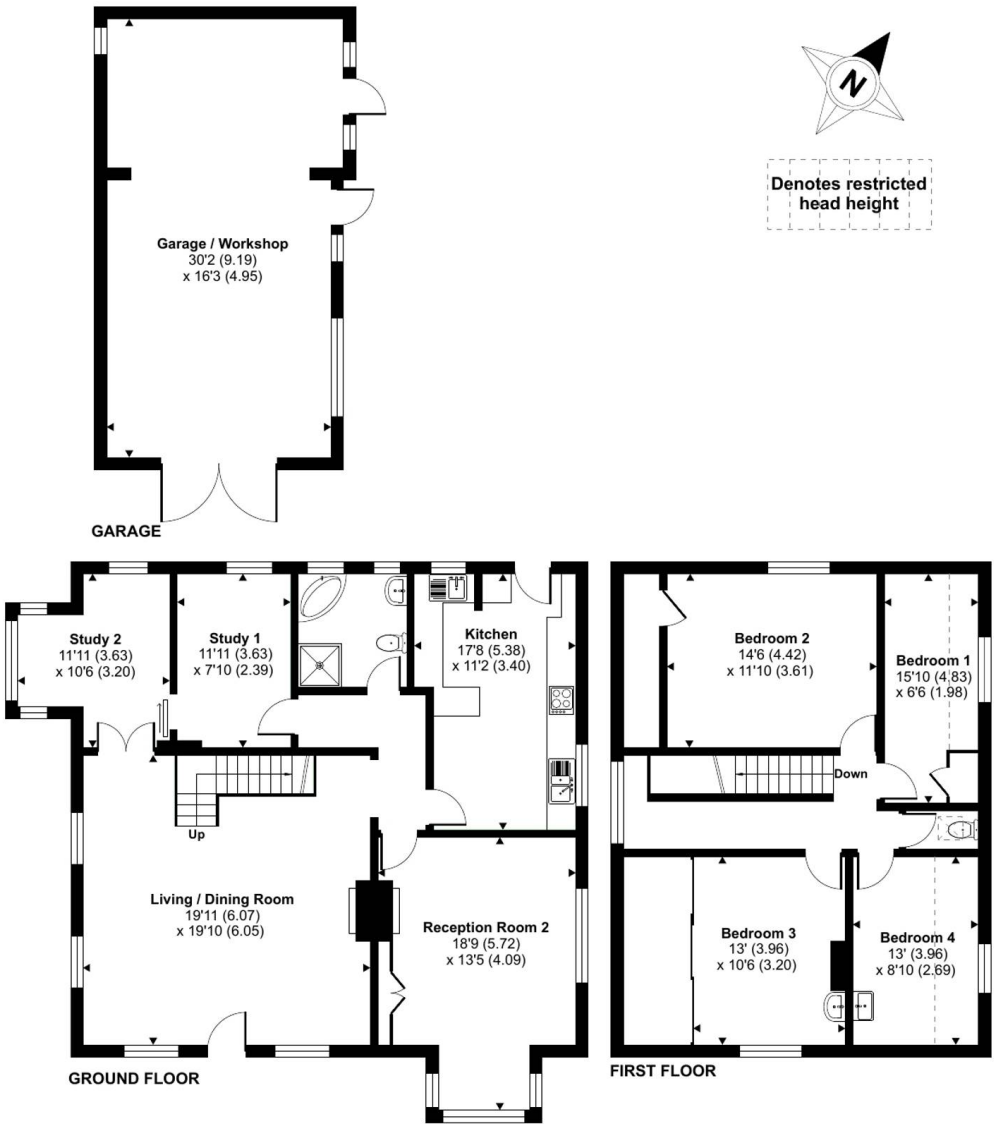


Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and many more! The Town itself also offers a variety of shops, restaurants, pubs, cafes, parks and activities, as well as the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felpham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital.

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Annandale Avenue, Bognor Regis, PO21

Approximate Area = 1887 sq ft / 175.3 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage = 477 sq ft / 44.3 sq m
Total = 2435 sq ft / 226.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Whitlocks Estate Agents. REF: 1184720





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: F

Tenure: Freehold