



**Offers In  
Excess Of  
£300,000  
Freehold**

2x  1x  1x 

**Sandymount Avenue,  
Bognor Regis, West  
Sussex, PO22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



## Main features

- No forward chain
- Excellent finish with neutral decoration
- Popular road close to local shops and transport links
- Good size secluded sunny aspect rear garden
- Bus route in nearby Chichester Road

## Accommodation

### GROUND FLOOR

#### Hall

Lounge: 15'5 x 12'5 (4.70m x 3.79m)

Kitchen : 11'2 x 7'8 (3.41m x 2.34m)

Bedroom 1: 14'0 at widest point x 9'6 at widest point (4.27m x 2.90m)

Bedroom 2: 10'7 x 7'8 (3.23m x 2.34m)

Shower Room: 6'2 x 5'6 (1.88m x 1.68m)

### OUTSIDE

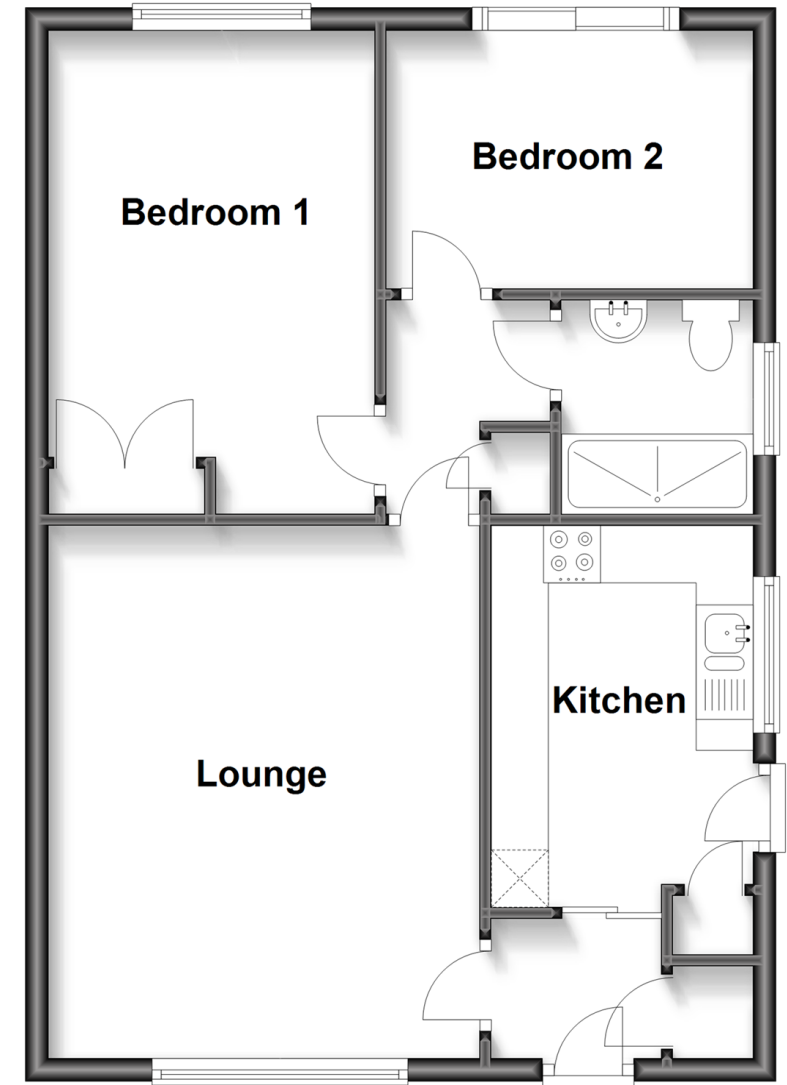
Front garden

Driveway

Rear garden

## Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



**Call Bognor Regis - 01243 867632 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

