

**OVER 60?**

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



**Guide Price**  
**£300,000**  
**Commonhold**

4x  1x  1x 

**Aldwick Gardens, Bognor Regis, West  
Sussex PO21**

**cubitt&west**  
Helping you move forwards





## Main features

- Generous size living space
- Extremely well appointed rooms
- Private rear garden
- Beautifully maintained by current owners to an exceptional standard
- Highly desired Aldwick location close to transport links

## Accommodation

### FIRST FLOOR

Landing

Lounge: 12'2 x 11'10 (3.71m x 3.61m)

Kitchen: 11'11 x 9'10 (3.63m x 3.00m)

Utility

Bedroom 1: 11'4 x 10'11 (3.46m x 3.33m)

Bedroom 2: 13'2 x 12'3 (4.02m x 3.74m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 3: 11'4 at widest point x 10'10 up to fitted cupboard (3.46m x 3.30m)

Bedroom 4: 14'5 x 10'4 (4.40m x 3.15m)

Eaves

### OUTSIDE

Private Garden

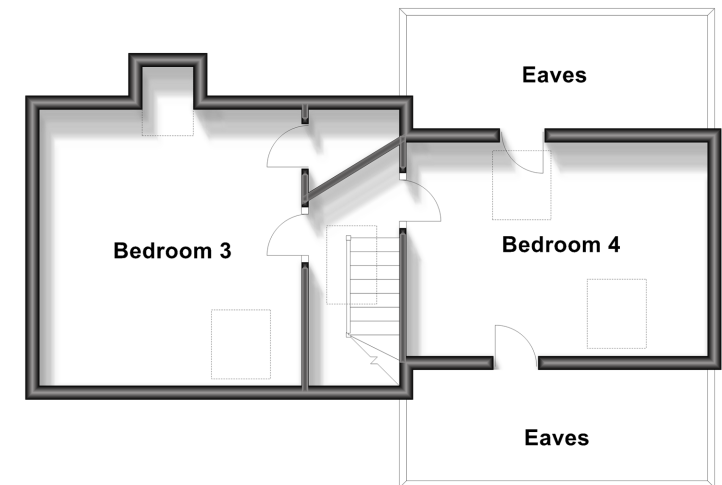
### First Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



### Second Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



**Call Bognor - 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.



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