



**Price**

**£75,000**

**Leasehold**

1x  1x  1x 

**Claremont Court,  
Campbell Road, Bognor  
Regis, West Sussex,  
PO21**

**cubitt & west**  
Helping you move forwards



## Main features

- This age restricted flat requires modernisation (subject to planning consents)
- No forward chain
- Conveniently situated to transport links and shops
- Within close proximity to the sea front and Hotham Park



### Nearest Schools

Primary Schools: Edward Bryant Primary 0.4 miles, St Mary's Catholic Primary 0.5 miles, Southway Primary 1.2 miles. Secondary Schools: Felpham Community College 1.0 miles, The Regis 1.7 miles, Westergate Community School 4.9 miles.



### Transport Information

Train Stations: Bognor Regis 0.4 miles, Chichester 5.8 miles, Barnham 6.2 miles

## Accommodation

### FIRST FLOOR

#### Hall

**Lounge:** 16'8 x 10'7 (5.08m x 3.23m)

**Kitchen:** 7'4 x 5'4 (2.24m x 1.63m)

**Bedroom:** 11'11 x 8'7 up to fitted wardrobes (3.63m x 2.62m)

### OUTSIDE

**Communal Parking**

**Communal Garden**

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



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