



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Newtown Avenue,  
Bognor Regis, West  
Sussex, PO21**

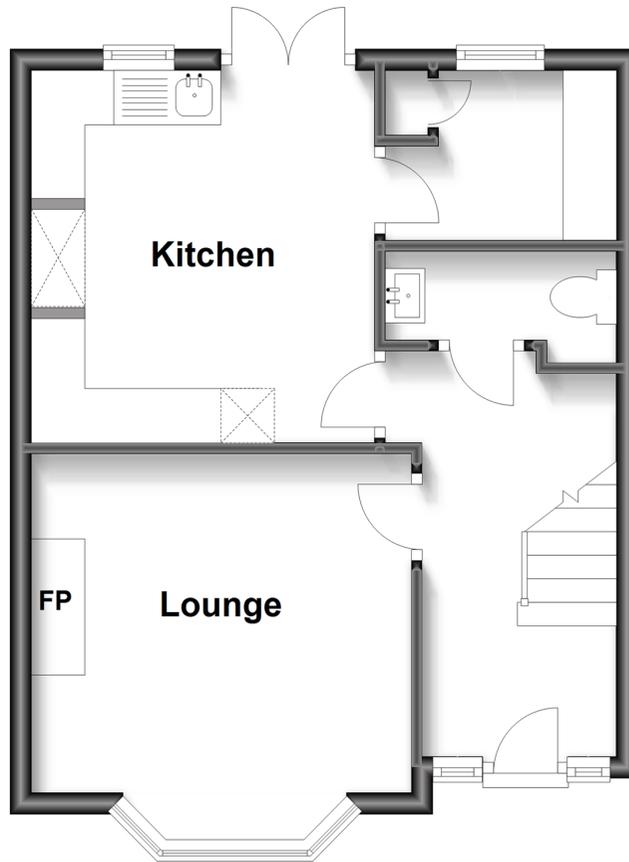
**OVER 60?**

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

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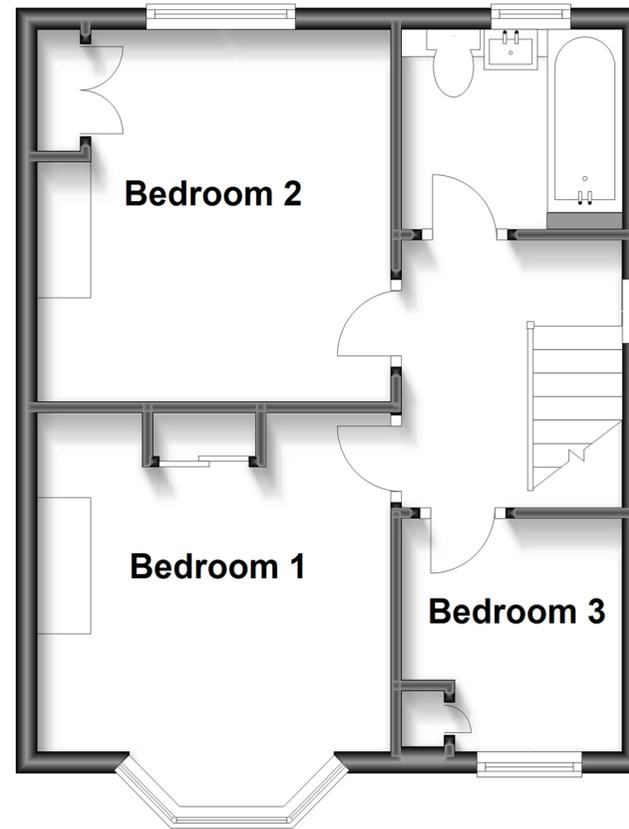
## Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 12'10 x 10'10 into bay (3.91m x 3.30m)  
Kitchen: 11'4 x 10'11 (3.46m x 3.33m)  
Utility Room

### FIRST FLOOR

Landing  
Bedroom 1: 12'10 into bay x 10'11 at widest point (3.91m x 3.33m)  
Bedroom 2: 11'11 at widest point x 8'11 at widest point (3.63m x 2.72m)  
Bedroom 3: 8'8 at widest point x 7'0 (2.64m x 2.14m)  
Bathroom

### OUTSIDE

Front Garden  
Off Street Parking  
Car Port  
Rear Garden



## Main features

- Close to local schools
- Sunny aspect rear garden
- Re-fitted kitchen and larger than average utility room
- Potential for rear and loft extension (subject to planning consents)
- Outbuilding with electricity currently used as a pub/function room



### Nearest Schools

Primary Schools: Southway Primary 0.3 miles, Laburnum Grove Junior School, Bognor Regis 0.7 miles, South Bersted CofE Primary 0.9 miles. Secondary Schools: The Regis 0.3 miles, Felpham Community College 2.2 miles, Arabesque School of Performing Arts 4.2 miles. Further



### Transport Information

Train Stations: Bognor Regis 1.5 miles, Barnham 5.8 miles, Chichester 5.9 miles



### Address

Newtown Avenue, Bognor Regis, West Sussex, PO21



### Directions

For directions to this property please contact us.



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Call Bognor Regis Branch 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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