



Price
£150,000

Leasehold

1x  1x  1x 

**Clarence Gate, Clarence
Road, Bognor Regis,
West Sussex, PO21**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Age restriction has been lifted on this flat
- Ideal first time buy
- A short walk to the beach
- Close to the town centre amenities
- Good rail links ideal for those who need to commute
- The vendor has indicated there will be a new lease upon completion

Accommodation

FIRST FLOOR

Entrance Hall

Lounge/Dining Area: 19'3 into bay x 9'3 (5.87m x 2.82m)

Kitchen: 7'2 x 6'8 (2.19m x 2.03m)

Bedroom : 11'7 x 8'0 (3.53m x 2.44m)

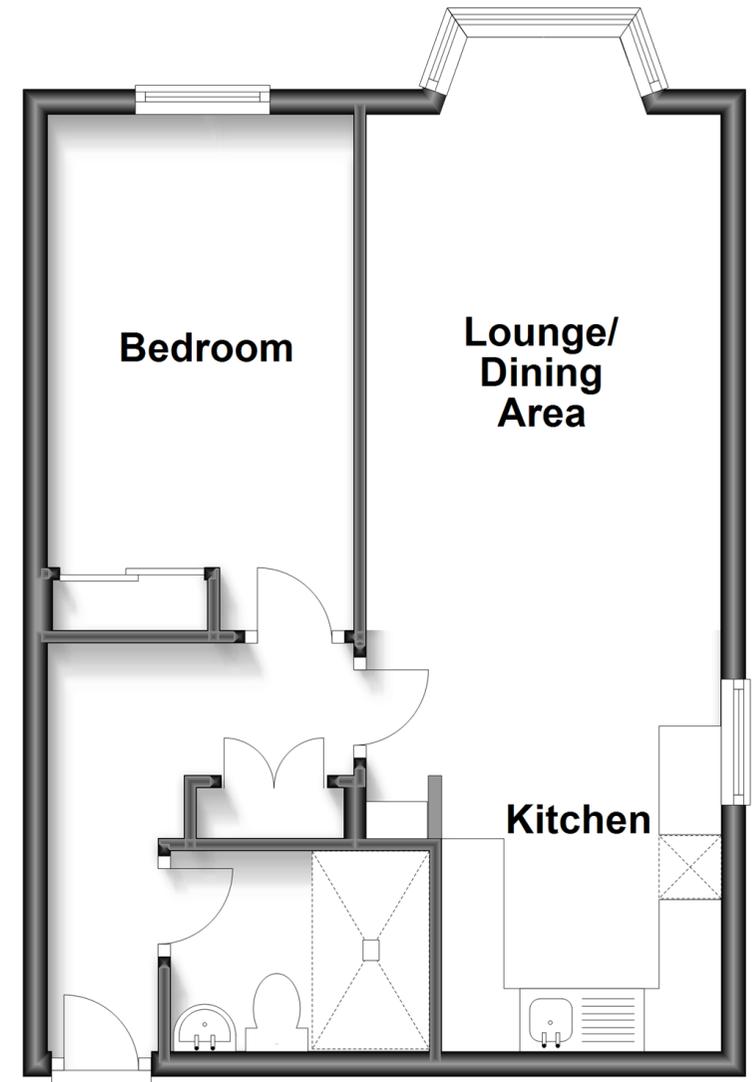
Shower Room

OUTSIDE

Allocated Parking

First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Call Bognor Regis - 01243 867632 ■ 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.



40204104/20230321/GS1/SC