



**OVER 60?**

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

**Guide Price**

**£190,000**

**Commonhold**

2x  2x  1x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- Ideal first time buy
- The vendor advises there is a share of the freehold
- Extremely well appointed rooms
- Close to the mainline railway station
- Ideal for those who need to commute

## Accommodation

### FIRST FLOOR

#### Landing

Lounge: 15'11 into alcove x 14'6 at widest point (4.85m x 4.42m)

Kitchen: 10'6 x 9'10 (3.20m x 3.00m)

Bedroom 2: 12'9 x 10'1 (3.89m x 3.08m)

Bathroom

### SECOND FLOOR

#### Landing

Bedroom 1: 15'11 x 10'6 (4.85m x 3.20m)

Bathroom

Eaves

### OUTSIDE

Shared Garden

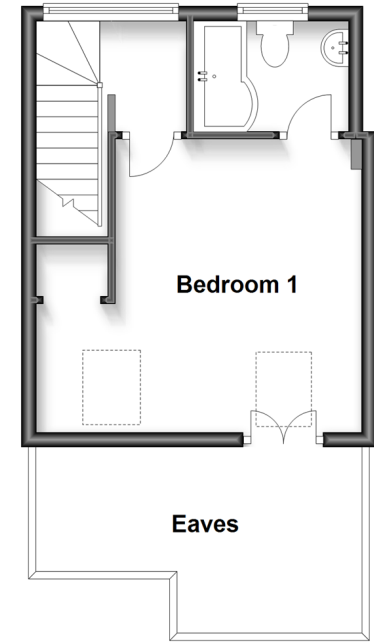
### First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



### Second Floor

Approx. 24.3 sq. metres (261.4 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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